

HENDERSON STREET URBAN RENEWAL PROJECT

Project NO. N.J. R-13

FINAL PROJECT REPORT - PART I

AMENDATORY APPLICATION FOR LOAN AND GRANT

April, 1966

JERSEY CITY REDEVELOPMENT AGENCY

Binder # 14

CITY OF JERSEY CITY

Hudson County, New Jersey

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James F. Kennedy
Walter G. Scott
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HENDERSON STREET URBAN RENEWAL PROJECT

Project No. N.J. R-13

FINAL PROJECT REPORT

PART I
of
AMENDATORY APPLICATION
for
LOAN AND GRANT

April, 1966

Prepared by the
JERSEY CITY REDEVELOPMENT AGENCY
with the assistance of the
JERSEY CITY DIVISION OF PLANNING

DEVELOPMENT STAFF

Charles C. Nathanson
Executive Director
Jersey City Redevelopment Agency
Sidney L. Willis
Director of Planning
City of Jersey City
Alvin E. Gershen
Planning Advisor

CITY OF JERSEY CITY

THOMAS J. WHELAN
MAYOR

John F. Moriarty
Business Administrator

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HENDERSON STREET URBAN RENEWAL PROJECT

Project No. N.J. R-13

FINAL PROJECT REPORT

PART I

of

AMENDATORY APPLICATION

for

LOAN AND GRANT

JERSEY CITY REDEVELOPMENT AGENCY
JERSEY CITY, NEW JERSEY
April, 1966

R-201 FORM H-612 AMENDATORY APPLICATION FOR LOAN AND GRANT

Submitted herewith

Henderson Street
N.J. R-13 Code No. 2

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

APPLICATION FOR LOAN AND GRANT
(Slum Clearance and Urban Renewal Program)

PROJECT LOCALITY	Jersey City, New Jersey
PROJECT NAME	Henderson Street
PROJECT NUMBER	N.J. R-13
DATE RECEIVED (To be filled in by HHFA)	

INSTRUCTIONS: Prepare original and 4 conformed copies for HHFA. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.

A. CORPORATE NAME OF APPLICANT

Jersey City Redevelopment Agency

B. TYPE OF APPLICATION

Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]
 Temporary Loan, for early land acquisition [Leave Blocks D and E blank]

C. SUBMISSION

Initial application
 Revision of previously approved application dated June, 1960, for purpose of:
 Change in project area boundaries Revision in Relocation Grant
 Revision in Temporary Loan Revision in Rehabilitation Grant
 Revision in Project Capital Grant Other (Explain)

Revision of the Urban Renewal Plan

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
	\$	\$
	\$	\$
	\$	\$

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and

Planning Budget No. , approved by HHFA on , 19 : \$

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE (Check applicable items)	TOTAL AMOUNT	COMPLETE ONLY IF REVISION	
		AMOUNT OF CHANGE (+) or (-)	
<input checked="" type="checkbox"/> TEMPORARY LOAN	\$ 5,999,764.	(4) \$ 3,095,780.	
<input checked="" type="checkbox"/> PROJECT CAPITAL GRANT <input checked="" type="checkbox"/> 2/3 3/4 Basis: Basis <input type="checkbox"/> Limited project costs <input type="checkbox"/> Municipality with population of 50,000 or less <input type="checkbox"/> In Redevelopment Area, municipality with population of more than 50,000	\$ 4,786,116	(+) \$ 2,677,954.	
<input checked="" type="checkbox"/> RELOCATION GRANT	\$ 1,170,375.	(+) \$ 958,095.	
<input type="checkbox"/> REHABILITATION GRANT	\$	() \$	
G. PROGRAM	<input checked="" type="checkbox"/> Title I of the Housing Act of 1949, as amended to date	<input type="checkbox"/> Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954	

(Over)

H. CATEGORY OF PROJECT ELIGIBILITY

Enter Roman numeral designation as checked on Form H-6120, *Summary of Project Data*: I
 If project is under "disaster area" provisions of Section 111 of Title I, check here:

I. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: December 31, 1970¹

(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	STARTING DATE (Month and Year)	COMPLETION DATE (Month and Year)
1. Land acquisition	July, 1966	December, 1968
2. Relocation of site occupants	July, 1966	June, 1969
3. Demolition and site clearance	October, 1967	October, 1969
4. Site preparation, including installation of project improvements	January, 1968	December, 1970
5. Disposition of land in project area	January, 1968	December, 1970
6. Rehabilitation or conservation, to meet project completion requirements	Not Applicable	Not Applicable

L. PROJECT AREA BOUNDARIES²

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as approved by the governing body of the Local Public Agency on April 19, 1966.
 (Describe boundaries of project as set forth in such Plan and attach to this application)

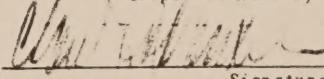
M. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 20th day of April, 1966.

[SEAL]

Jersey City Redevelopment Agency
 Corporate Name of Applicant

By



Signature

Executive Director

Title

611 Summit Avenue

Address

Jersey City, New Jersey 07306
 City, State, and ZIP Code

¹ For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 1, 2, and 3, and leave Lines 4, 5, and 6 blank.

² For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

EXHIBIT A

BOUNDARY DESCRIPTION

HENDERSON STREET URBAN RENEWAL PROJECT

PROJECT NO. N.J. R-13

JERSEY CITY, NEW JERSEY

BEGINNING at the intersection of the west line of Grove Street and the north line of Ninth Street; thence easterly along the north line of Ninth Street to the east line of Henderson Street; thence southerly along the east line of Henderson Street to the south line of Second Street; thence westerly along the south line of Second Street to the west line of Grove Street; thence northerly along the west line of Grove Street to the north line of Ninth Street and the point and place of BEGINNING.

Properties to be excluded from the Project Area are as follows:

Lot M, Block 212 - Pennsylvania Railroad Right-of-Way

Lot H, Block 212 - Pennsylvania Railroad Right-of-Way

Property not-to-be acquired as follows:

Lot X2, Block 214 - Private High School.

R-202 LABOR STANDARDS

Previously submitted

Henderson Street
N.J. R-13 Code No. 201

R-203 PROJECT PHOTOGRAPHS

Previously submitted

Henderson Street
N.J. R-13 Code No. 203

R-211 COMMUNITY REQUIREMENTS DATA

Submitted herewith

Henderson Street
N.J. R-13 Code No. 211

R-211 COMMUNITY REQUIREMENTS DATA

1. Not Applicable.
2. Revised Master Plan for Downtown was submitted June, 1965 as the Downtown General Neighborhood Renewal Plan and approved simultaneously with Item 3 below.
3. Project requirements have been satisfied by the Recertification of the Workable Program for Community Improvements dated August 25, 1965 and effective on September 1, 1965.

R-212 PROJECT AREA REPORT

Previously submitted.

Henderson Street
N.J. R-13 Code No. R-212

R-213 URBAN RENEWAL PLAN

Submitted herewith

Henderson Street
N.J. R-13 Code No. 21

R-213 URBAN RENEWAL PLAN

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OFFICIAL EXHIBITS TO THE URBAN RENEWAL PLAN

A. Boundary Map, URP Map No. 1	April, 1966
B. Land Use Map, URP Map No. 2	April, 1966
C. Acquisition Map, URP Map No. 3	April, 1966

B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The boundaries of the Henderson Street Urban Renewal Area are as shown on the Boundary Map, designated URP Map No. 1 dated April, 1966, and are described as follows:

BEGINNING at the intersection of the west line of Grove Street and the north line of Ninth Street; thence easterly along the north line of Ninth Street to the east line of Henderson Street; thence southerly along the east line of Henderson Street to the south line of Second Street; thence westerly along the south line of Second Street to the west line of Grove Street; thence northerly along the west line of Grove Street to the north line of Ninth Street and the point and place of BEGINNING.

Properties to be excluded from the Project Area are as follows:

Lot M, Block 212 - Pennsylvania Railroad Right-of-Way
Lot H, Block 212 - Pennsylvania Railroad Right-of-Way

Property not-to-be acquired:

Lot X2, Block 214 - Private High School.

2. Urban Renewal Plan Objectives

The objectives of the Urban Renewal Plan include the removal of structurally substandard buildings, the elimination of blighting influences, the removal of impediments to land disposition and development, and the achievement of changes in land use.

Successful execution of the urban renewal plan will realize the objectives of providing a strengthened new residential area free from the intrusion of incompatible non-residential land uses and effectively buffered from the non-residential land uses to the east by a major arterial street with a

120-foot right-of-way and suitable landscaping within the Project Area along the widened Henderson Street.

Land will be provided for the expansion of an important quasi-public institutional use, namely St. Anthony's High School. Impediments to land disposition and development such as an antiquated street pattern with small blocks, frequent intersections, and conflicting traffic movements will be eliminated. This objective will be accomplished by changes in the street pattern, the closing of certain local streets and the creation of superblocks to foster more productive use of the land, better site design and a viable residential area.

3. Types of Proposed Renewal Actions

The proposed renewal actions within the Project Area include acquisition and demolition or removal of all properties with the exception of the privately owned high school located in City Tax Block 214, and identified as Urban Renewal Parcel 3-4 which is not to be acquired. Public improvements will be provided including street paving, curb gutter and sidewalk installation, sewers, water mains, and hydrants, traffic lights, traffic control and name signs, street lights, and fire communications system.

C. LAND USE PLAN

1. Land Use Map

The Land Use Map, designated URP Map No. 2, dated April, 1966 shows the following:

- a. Thoroughfare and street rights-of-way
- b. Quasi-Public uses

- c. Residential uses
- d. Commercial uses

2. Land Use Provisions and Building Requirements

- a. Uses to be permitted in the Project Area within each of the re-use areas are as follows:
 - 1) Residential
The permitted uses shall be townhouses, multiple dwellings such as garden apartments, two to five story buildings or a combination of these types.
 - 2) Quasi-Public
The permitted uses shall be private, non-profit high schools.
 - 3) Commercial
The permitted uses shall be gasoline service stations, drive-in-banks, drive-in-cleaners or other similar uses approved by the Jersey City Redevelopment Agency.
- b. Additional regulations, controls or restrictions to be imposed within each of the re-use areas are as follows:
 - 1) Residential
 - a) Density
The maximum number of housing units shall not exceed forty (40) per net residential acre or a proportional number of units on a fractional part of an acre.
 - b) Land Coverage
The maximum amount of land covered by buildings shall not exceed forty (40) percent of the area of the lot.

c) Setbacks

All buildings shall be located so that there is a minimum of twenty (20) feet between the exterior wall of a building and the nearest parallel lot line. No such setback shall be used for any purposes other than lawns, terraces, steps, walks and driveways incidental to ingress and egress to or from the building. This space is not to be used for the parking of any motor vehicle.

d) Building Height

The maximum building height shall be five (5) stories or sixty (60) feet.

e) Spaces Between Buildings

The space between any detached or semi-detached structure and any adjacent or facing structure shall be a minimum of one-half or fifty (50) percent of the combined height of the two adjacent or facing walls.

f) Access to Housing Units

All buildings shall be designed so that the maximum vertical distance any one is required to walk in order to arrive at the kitchen of any housing unit shall be no more than one story.

g) Off-Street Parking

There shall be provided a minimum of one (1) off-street automobile parking space for each housing unit provided. Each such parking space shall be a minimum of nine (9) feet in width,

twenty (20) feet in length and shall be suitably delineated. Each parking space shall have direct access to an aisle for movement of traffic to and from a public street. Each such aisle shall be a minimum of twenty-two (22) feet in width.

h) Access to Street

There shall be no direct vehicular ingress or egress to or from Henderson Street or Second Street and the residential uses. There shall be no curb-cuts in Henderson Street or Second Street adjacent to or abutting the residential uses. All necessary means of vehicular ingress or egress from the street to and from the residential uses shall be from Grove Street, Eighth Street and the proposed diagonal street.

i) Recreation Area

A minimum of ten (10) percent of the total residential area shall be set aside, developed and maintained by the redeveloper for use as a recreation area.

2) Quasi-Public

a) Land Coverage

The maximum amount of land covered by buildings shall not exceed sixty (60) percent of the area of the lot.

b) Setbacks

All buildings shall be setback a minimum distance equal to one-half (50%) of the height of the

height of the building, except that there must be a minimum of twenty (20) feet between the exterior wall of a building and the nearest parallel lot line. These setback provisions shall apply in all cases with the exception of additions to the existing not-to-be acquired high school building situated on parcel number 3-4. In the case of additions to the existing building the requirements shall apply only to building walls fronting on exterior (street) lot lines and not to building walls fronting on the lot lines common with parcel 3-4.

No such setbacks shall be used for any purposes other than lawns, terraces, steps, walks and driveways incidental to ingress and egress to or from the building. This space is not to be used for the parking of any other motor vehicle.

c) Building Height

The maximum building height shall be three (3) stories or forty-eight (48) feet.

d) Off-Street Parking

There shall be provided a minimum of one-off street parking space for each classroom or individual teacher's residence provided, whichever is greater. In addition one off-street parking space shall be provided for each five (5) seats in any auditorium or gymnasium provided.

e) Access to Street

There shall be no direct vehicular ingress or egress to or from Henderson Street and the quasi-public uses.

There shall be no curb-cuts in Henderson Street adjacent to or abutting the quasi-public uses. All necessary means of vehicular ingress and egress from the street to and from the quasi-public uses shall be from Grove Street, Sixth Street or Eighth Street.

3) Commercial

a) Land Coverage

The maximum amount of land covered by buildings shall not exceed seventy (70) percent of the area of the lot.

b) Setbacks

All buildings shall be located so that there is a minimum of twenty (20) feet between the exterior wall of a building and the nearest parallel lot line.

c) Building Height

The maximum building height shall be two and one half (2½) stories or twenty-eight (28) feet.

d) Off-Street Parking

(1) Gasoline Station

There shall be provided a minimum of one (1) off-street parking space for each gasoline pump hose provided or one (1)

off-street parking space for each employee on the premises when the greatest number of employees is at work, whichever is greater.

(2) Drive-In Bank

There shall be provided a minimum of one (1) off-street parking space for each two (2) employees and one (1) additional space for each teller's window in the bank.

There shall be provided sufficient off-street waiting space for a minimum of 10 cars leading up to the drive-in teller window. For each additional drive-in teller window there shall be provided a sufficient off-street waiting space for a minimum of five (5) cars. If more than one drive-in teller window is provided the waiting space may be averaged per window but must total at least the minimum standards set forth herein, i.e. 2 windows - 15 cars, 3 windows - 20 cars, etc. The waiting space for each car shall be a minimum of twenty (20) feet in length.

(3) Drive-In Cleaners

There shall be provided a minimum of one (1) off-street parking space for each 200 square feet of building area and (1) additional off-street parking space for each two employees.

e) Access to Street

There shall be no direct vehicular ingress or egress from Ninth Street to and from the commercial uses.

4) Off-Street Parking

In all cases where off-street parking is provided the following general provisions shall apply:

a) Parking Spaces

Each parking space shall have a minimum width of nine (9) feet, a minimum length of twenty (20) feet, and shall be suitably delineated.

b) Aisles

Aisles for movement for traffic within an off-street parking area shall have a minimum width of twenty-two (22) feet.

c) Landscaping

Screen planting of a dense evergreen material not less than four (4) feet in height and not more than six (6) feet in height shall be provided in any location where the lights from vehicles within an off-street parking area for five (5) or more vehicles may shine directly into windows of adjacent residences. (Adjacent in this instance shall

Include residences fronting across a street and directly opposite the off-street parking area.) In lieu of screen planting, a wooden fence of woven lattice, masonry wall, or wooden louvre type of split cedar fence with a maximum of three-quarter (3/4) inch spacing may be provided not less than four (4) nor more than six (6) feet in height, maintained in good condition.

d) Lighting

Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjacent residences.

e) Surfacing

All driveways and off-street parking spaces shall be surfaced with an asphalt or concrete material so as to be hard surfaced, adequately drained and dust free.

f) Curbings

All off-street parking areas shall be provided with curbing or the equivalent so that vehicles cannot drive onto required landscaped areas or sidewalk areas.

g) Time of Provision

All minimum requirements for off-street parking shall be met on or before the date of completion of erection or enlargement of any main building or structure.

c. The provisions of the Urban Renewal Plan specifying the land use for the Project Area and the requirements

and restrictions thereto shall be in effect for a period of forty-nine (49) years following the official adoption of this Urban Renewal Plan by the Municipal Council of the City of Jersey City.

d. The provisions and requirements established under Sections C2a and C2b above shall be applicable to property not to be acquired in the Project Area where such property is extended or enlarged on land acquired or where such property is substantially altered, improved or renovated within the not-to-be acquired parcel.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Identification of real property to be acquired for:

1) Clearance and Redevelopment

All real property to be acquired for clearance and redevelopment is identified on the Acquisition Map, URP Map No. 3, dated April, 1966!

2) Public Facilities

Construction of public facilities is not contemplated within the Project Area.

3) Rehabilitation and Conservation

Rehabilitation and conservation is not contemplated within the Project Area.

b. There is only one property which is in the not-to-be acquired category. This property is St. Anthony's High School occupying parcel number 3-4. The Jersey City Redevelopment Agency does not contemplate that the above cited property not designated for acquisition will be acquired.

c. The Jersey City Redevelopment Agency does not contemplate that any properties designated for acquisition will be exempt from acquisition.

2. Rehabilitation and Conservation

Rehabilitation and conservation are not contemplated within the Project Area.

3. Redeveloper's Obligations

In order to achieve the objectives of this Urban Renewal Plan each redeveloper shall construct improvements in conformity with this plan and commence and complete such construction within a reasonable time as determined by the Jersey City Redevelopment Agency. The reasonable time will be specified in disposition documents.

4. Underground Utility Lines

There shall be underground placement of all new or relocated utility distribution lines within the Project Area.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. The Urban Renewal Plan contains all provisions necessary to meet State of New Jersey requirements under the Redevelopment Agencies Law.
2. The Urban Renewal Plan contains all provisions necessary to meet all requirements of the City of Jersey City.
3. In order to comply with the requirements of the Laws of the State of New Jersey, the following statement is made in reference to the provisions for the temporary relocation and the permanent rehousing of the persons residing in the Henderson Street Urban Renewal Area:

There are presently approximately 569 families of two or more persons and 90 individuals who have permanent residence within the Project Area. The City of Jersey City, through the services of the Redevelopment Agency, will provide these families and individuals the opportunity of being relocated into housing which is decent, safe, and sanitary and which is within their financial means. The Redevelopment Agency will establish a relocation office within or near the Project Area; this office will be staffed by qualified personnel who will actively assist families and individuals in finding adequate accommodations. All families and individuals to be displaced will be interviewed in order to determine their rehousing requirements. In addition, a list of privately-owned houses and apartments, which have been inspected and certified as being decent, safe and sanitary will be maintained and all families and individuals will be referred to dwelling units which are within their financial means. It is estimated that of the 569 families and 90 individuals permanently residing in the Project Area 12 will be relocated into private sales housing, and 647 will be relocated into private rental housing. The survey of housing resources and an analysis of the data obtained reveals that approximately 15,277 standard private rental units and 4,201 standard sales housing units will become available during the 36 month relocation period.

PROCEDURE FOR CHANGES IN APPROVED PLAN

1. The Urban Renewal Plan may be amended from time to time upon compliance with requirements of law, providing that with respect to any land in the Project Area previously disposed of by the Jersey City Redevelopment Agency for use

in accordance with the Urban Renewal Plan, the Jersey City Redevelopment Agency receives written consent of the then owner of such land whose interest therein is materially affected by such amendment.

NINTH ST.

PAVONIA AVE.

EIGHTH ST.

SEVENTH ST.

SIXTH ST.

FIFTH ST.

FOURTH ST.

THIRD ST.

SECOND ST.

100 50 0 100 200 300
SCALE IN FEET

LEGEND

----- PROJECT BOUNDARY

----- EXCLUDED PARCEL

..... NOT TO BE ACQUIRED

BOUNDARY MAP

URP MAP NO. 1

HENDERSON STREET URBAN RENEWAL AREA

PROJECT NO. NJR-13

JERSEY CITY REDEVELOPMENT AGENCY

CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: APRIL, 1966

CODE NO.: R 213

NINTH ST.

PAVONIA

ST.

AVE.

EIGHTH ST.

ST.

SEVENTH ST.

ST.

SIXTH ST.

ST.

FIFTH ST.

ST.

FOURTH ST.

ST.

THIRD ST.

ST.

SECOND ST.

ST.

100 50 0 100 200 300
SCALE IN FEET

LEGEND

PROJECT BOUNDARY



EXCLUDED PARCEL



NOT TO BE ACQUIRED



CLEARANCE AND REDEVELOPMENT

ACQUISITION MAP

URP MAP NO. 3

HENDERSON STREET URBAN RENEWAL AREA

PROJECT NO. NJR-13

JERSEY CITY REDEVELOPMENT AGENCY

CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: APRIL, 1966

CODE NO.: R 213

R-214 REPORT ON PLANNING PROPOSALS

Submitted herewith

Henderson Street
N.J. R-13 Code No. 214

R-214 REPORT ON PLANNING PROPOSALS

1. Zoning Proposals

a. A map showing the existing zone district classifications in the Project Area and in the neighborhood or district of which it is a part is included herewith and designated Existing Zoning Map, S.D. Map No. 1, dated October, 1965.

b. A map showing the proposed zone district classifications in the Project Area and in the neighborhood or district of which it is a part is included herewith and designated Proposed Zoning Map, S.D. Map No. 2, dated October, 1965.

c. As indicated on the Existing Zoning Map the Project Area is now zoned generally as follows:

1) Between 2nd & 8th Streets

Henderson Street frontage - Business District B.

Grove Street frontage - Business District A.

Interior Lots - Residential District B.

2) Block 1

9th Street frontage - Commercial & Light Manufacturing District.

Grove Street & Pavonia Avenue frontage - Business District B.

3) Block 2

Pavonia Avenue,
Henderson Street, and
Grove Street frontage - Business District B.

8th Street interior lots - Residential District B.

The zone changes required under Item 1-b above are the application of the "Residential District B" classification to all of the Project Area south of the proposed diagonal street connecting Henderson Street and Grove Street, and the application of the "Industrial District" classification to the remainder of the Project Area north of the same proposed diagonal connector street. It is necessary to rezone the latter portion of the Project Area "Industrial" because in the City of Jersey City this is the only zone classification in which one may locate a gasoline station one of the permitted uses listed in the Urban Renewal Plan for this portion of the Project Area.

- d. It is anticipated that the proposed zoning changes will be accomplished upon completion of the land acquisition stage of this redevelopment program.
- e. The Division of Planning of the City of Jersey City has cooperated with the Jersey City Redevelopment Agency at all times during the Survey and Planning activities in the formulation and review of both planning and zoning proposals for the Project Area.

Attached hereto and made a part of this
amendatory application is a letter from the
Planning Board indicating its acceptance of
the zoning proposals and timing of the
changes. (Refer to end of Section R-214).

2. Basis for Determinations

a. Proposed Land Uses

Land uses are proposed for the Project Area
on the basis of the following factors:

- 1) The long range development plan for the
entire Downtown area (of which the Henderson
Street Project is a part) formulated by the
Jersey City Division of Planning.
- 2) The existing residential characteristics
of the neighborhood of which the Project
Area is a part.
- 3) The necessity, as established by environmental
survey, of providing substantial buffer areas
along the edge of the residential neighborhood
abutting industrial uses.
- 4) The necessity to strengthen and more effectively
define the Downtown residential neighborhoods.

b. Proposed Regulations, Controls or Restrictions

Regulations, controls or restrictions are proposed
for the Project Area on the basis of the following
factors:

- 1) The need and desire to allow architectural and developmental flexibility in the site design, construction of new buildings, and provision of facilities throughout the Project Area.
- 2) The requirement, simultaneously with b-1) directly above, of eliciting detailed development design in the Project Area in keeping with the residential character of the neighborhood.
- 3) The need and desire to eliminate and prevent intrusion of incompatible industrial and heavy commercial uses into the residential Project Area.
- 4) The need and desire to insure that the Project Area develops in an orderly pattern that is consistent with the market demands and character of the area.

c. Adequacy of Proposed Zoning and Other Codes

The "Residential District B" and "Industrial District" classifications proposed to be applied are adequate to protect the respective parts of the Project Area. The proposed Urban Renewal Plan, moreover, calls for more stringent regulations than exist in the Zoning Ordinance. In all instances the more stringent controls shall apply to the Project Area.

In addition to the Zoning Ordinance there are other state and local codes and ordinances adequate to afford sufficient protection to the Project Area.

d. Modification of Existing Major Streets

The modification of existing major streets for the Project Area is proposed on the basis of the following factors:

- 1) The objectives of separating through and local traffic and routing the former around residential neighborhoods.
- 2) The objective of improving the circulation pattern and system by means of a clearly defined street system with street design and capacity directly related to street function.
- 3) The objective of fostering the most efficient use of land in the Project Area by reducing the number of streets and providing the most efficient redevelopment parcels.
- 4) The objective of reducing the number of through vehicular movements as well as the number of vehicular conflict points, in the case of latter, particularly along Henderson Street.

c. Areas within Perimeter Boundary of Project To Be Excluded From Urban Renewal Area

The determination to exclude City Tax Lots

M and H in Block 212 (Urban Renewal Block 5)

now used as right-of-way for the Pennsylvania Railroad is based on the following factors:

- 1) Its use is not incompatible with the redevelopment proposed.
- 2) It is contemplated that site design, landscaping and building orientation will be given major consideration by the redeveloper to insure that the excluded parcel will be harmoniously integrated into the overall design.

f. Incidental Properties Not To Be Acquired

All properties within the Project Area are to be acquired with the exception of the private big school occupying Urban Renewal Parcel No. 3-4.

The determination not to acquire this property is based on the following factors:

- 1) The compatibility of the school as a quasi-public institutional use directly related to residential use.
- 2) The expressed intent of the school to not only remain in the area, but to expand, enlarge and improve its facilities to better serve the residential population.

3) Controls have been established in the Urban Renewal Plan over the not to be acquired property to insure conformance with the objectives of the Urban Renewal Plan.

g. Adequacy of Proposed and Existing-To-Remain Commercial, Community, Recreational and Public Facilities, including Those Outside of But Serving the Project Area.

In addition to the not to be acquired high school which is to remain and expand, there are the existing facilities outside the Project Area which together with those proposed, are adequate to serve the Project Area.

The facilities include many convenience goods stores, a major shopping area along Newark Avenue, the private high school, the proposed new Ferris High School, and along Ninth Street within two blocks of the Project Area, a public school, library, firehouse and park.

Within the Project Area, the redeveloper(s) of the residential parcels will be required to develop and maintain a minimum of ten (10) percent of the land area for park or other similar recreational use.

b. Justification for the Acquisition of Basically Sound Properties That Involve High Acquisition Costs

It is not contemplated that any basically sound properties that involve high acquisition costs will be acquired.

3. Description of Relationship of Planning Proposals To Plans For Neighborhood of Which Project Area is a Part

The planning proposals are strongly related to the plans for the neighborhood of which the Project is a part, namely, the Downtown Section of Jersey City. The planning proposals comply directly with the objectives of the Master Plan for Land Use, Circulation and Community Facilities for Downtown which was revised and adopted by the Planning Board of the City of Jersey City in February, 1965.

The proposed uses for the Project Area are in complete accord with the Land Use Plan for Downtown, calling for residential use for the entire project area south of the proposed diagonal street and commercial use in the area to the north of said street.

The Urban Renewal Plan provides for the accomplishment of the objectives of the Circulation Plan for Downtown by the following:

- a. the widening of Henderson Street to a right-of-way of 120 feet and improving its function as a major north-south street.

- b. the creation of a diagonal street running generally from the intersection of Grove Street and Ninth Street to the intersection of Henderson Street and Pavonia Avenue.
- c. the widening of Sixth Street to improve its function as an east-west collector street.
- d. the vacation of as many unnecessary local streets as is possible.
- e. the reduction wherever possible of the number of points of vehicular access to Henderson Street.

The Urban Renewal Plan is consistent with the Plan for Community Facilities and augments it by calling for a minimum of ten (10) percent of the residential land of the Project Area to be devoted to recreation use.

4. Statement of Basis For Determinations That The Objectives Of The Urban Renewal Plan Cannot Be Achieved Through Rehabilitation.

Total clearance is proposed in order to effectuate the Urban Renewal Plan for the project. Without total clearance it would be impossible to create the most suitable sites for the new residential uses proposed for the area. Intermixing of existing commercial and industrial uses with the proposed residential redevelopment would be inconsistent with the reuse plan and the principles of good planning.

- a. There is a total of 102 buildings to be cleared which are structurally substandard and infeasible of rehabilitation.
- b. There is a total of 95 buildings to be cleared in order to remove existing blighting influences such as overcrowding of buildings on the land, excessive dwelling unit density, and obsolete buildings not suitable for improvement or conversion.
- c. There is a total of 18 buildings to be cleared in order to achieve specific objectives of the Urban Renewal Plan such as changes in land use, the provision of needed public improvements, and the removal of impediments to land disposition and development.
- d. Consideration was given during the development of the Urban Renewal Plan to proposals that would result in the retention of a number of structurally sound buildings. These proposals, however, would result in the retention of a very small number of buildings which would be far outweighed by the disadvantages of maintaining an inadequate, obsolete street layout and the overcrowding of buildings on the land.

5. Statement of Conformity of the Urban Renewal Plan With the General Plan and the Workable Program for Community Improvement

a. The Master Plan of the City of Jersey City was adopted in 1950 and was revised with respect to the Downtown Section of the City on February 11, 1965. The Urban Renewal Plan is in conformity with the Master Plan for Downtown with regard to land use, circulation and community facilities, and is also in conformity with the Workable Program for Community Improvement which was recertified on August 25, 1965.

b. Statement which describes the relationship of the Urban Renewal Plan to Definite and Identified Local Objectives Respecting Appropriate Land Uses, Improved Traffic, Public Transportation, Public Utilities, Recreational and Community Facilities, And Other Public Improvements

The Urban Renewal Plan is strongly related to the definite and identified local objectives included in the Downtown Master Plan which was adopted in February 1965 and to the General Neighborhood Renewal Plan for Downtown which was approved by the Municipal Council of the City of Jersey City in August 1965. The Urban Renewal Plan proposes the accomplishment of many objectives included within the above noted documents. Some of these objectives are as follows:

- 1) The creation of a strong, unified residential area to give definition to the eastern edge of the residential areas in the Downtown section.
- 2) The provision of a widened and improved Henderson Street to function as a major street serving both the residential areas of Downtown and the industrial area to the east.
- 3) The creation of a strong buffer composed of the 120-foot right-of-way of Henderson Street and the site design and landscaping of the Project Area.
- 4) The closing of as many unnecessary local service streets as is possible and consistent with good planning principles.
- 5) The widening and improvement of Sixth Street as a collector street serving the Downtown.



PLANNING BOARD OF THE CITY OF JERSEY CITY

75 MONTGOMERY STREET, JERSEY CITY, N. J. - 07302
HENDERSON 2-6824-5

WILLIAM GEORGE, CHAIRMAN

THOMAS J. WHELAN, MAYOR

LAWRENCE ALTOMONTE, VICE CHAIRMAN
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COMMISSIONERS
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HIRSH SCHPOONT

SIDNEY L. WILLIS, EXECUTIVE SECRETARY
JAMES P. McDONOUGH, CLERK

March 24, 1966

Mr. Charles Nathanson
Jersey City Redevelopment Agency
Jersey City, N.J.

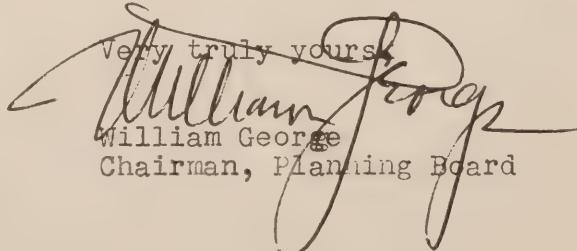
Re: Henderson Street Renewal Project
Project No. N.J. R-13

Dear Mr. Nathanson:

This Board is very pleased with the planning relationship of the proposals for the Henderson Street project as they affect our plans for the Hamilton Park neighborhood and the Downtown District of which the Henderson Street project is a part.

The Urban Renewal Plan coincides in all respects with the Master Plan for the Downtown neighborhood which was adopted by the Planning Board in February of 1965.

This high level of cooperation and coordinated effort of our respective offices augurs well for the future development of the City of Jersey City

Very truly yours,

William George
Chairman, Planning Board



PLANNING BOARD OF THE CITY OF JERSEY CITY

75 MONTGOMERY STREET, JERSEY CITY, N. J. - 07302
HENDERSON 2-6824-5

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ANTHONY NATELLI
HIRSH SCHPOONT

March 24, 1966

Mr. Charles C. Nathanson
Jersey City Redevelopment Agency
Jersey City, N.J.

Re; Henderson Street Renewal Area
Project No. N.J. R-13

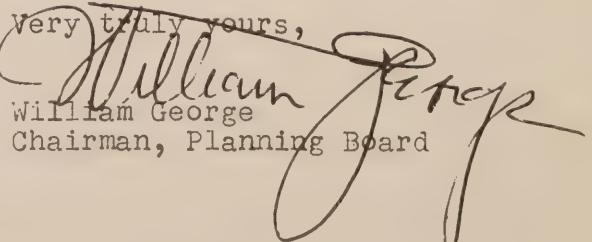
Dear Mr. Nathanson:

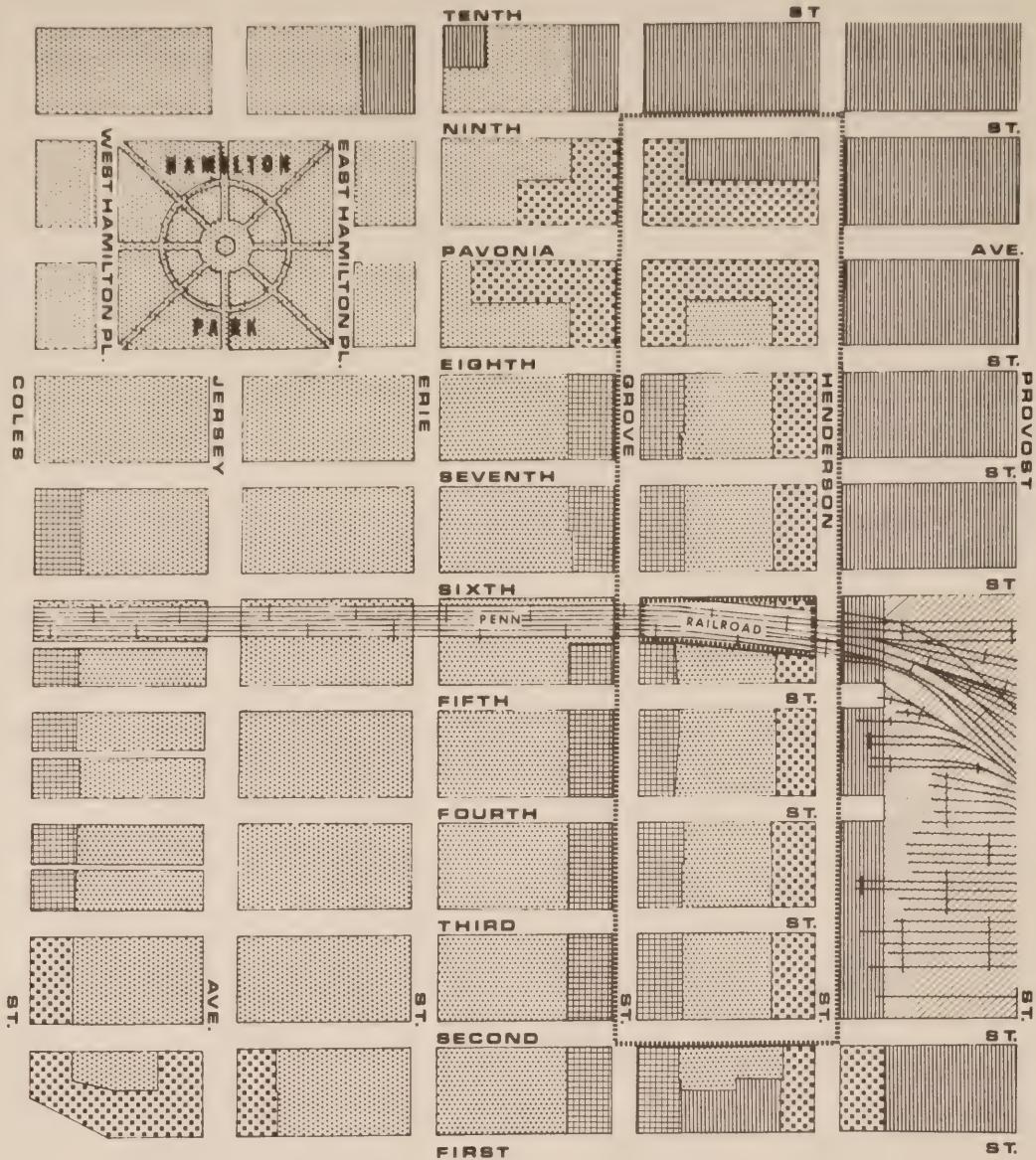
This letter confirms the acceptance by the Jersey City Planning Board of the zoning proposals and timing of changes with respect to the above cited urban renewal area.

We are in complete accord with the proposal to zone all the land to the south of the proposed diagonal street between Grove and Henderson Streets to the "Residence B" classification and with the proposal to zone the remainder of the Project Area north of the diagonal street to the "Industrial District" classification.

We are also of the opinion that the most opportune time to accomplish the proposed zoning changes will be when your Agency has completed the land acquisition stage of this redevelopment program.

This high level of cooperation and coordinated effort of our respective offices augurs well for the future development of the City of Jersey City.

Very truly yours,

William George
Chairman, Planning Board



SCALE IN FEET

LEGEND

- PROJECT BOUNDARY
- EXCLUDED PARCEL
- RESIDENTIAL DISTRICT B
- BUSINESS DISTRICT A
- BUSINESS DISTRICT B
- COMMERCIAL AND LIGHT MANUFACTURING DISTRICT
- INDUSTRIAL DISTRICT

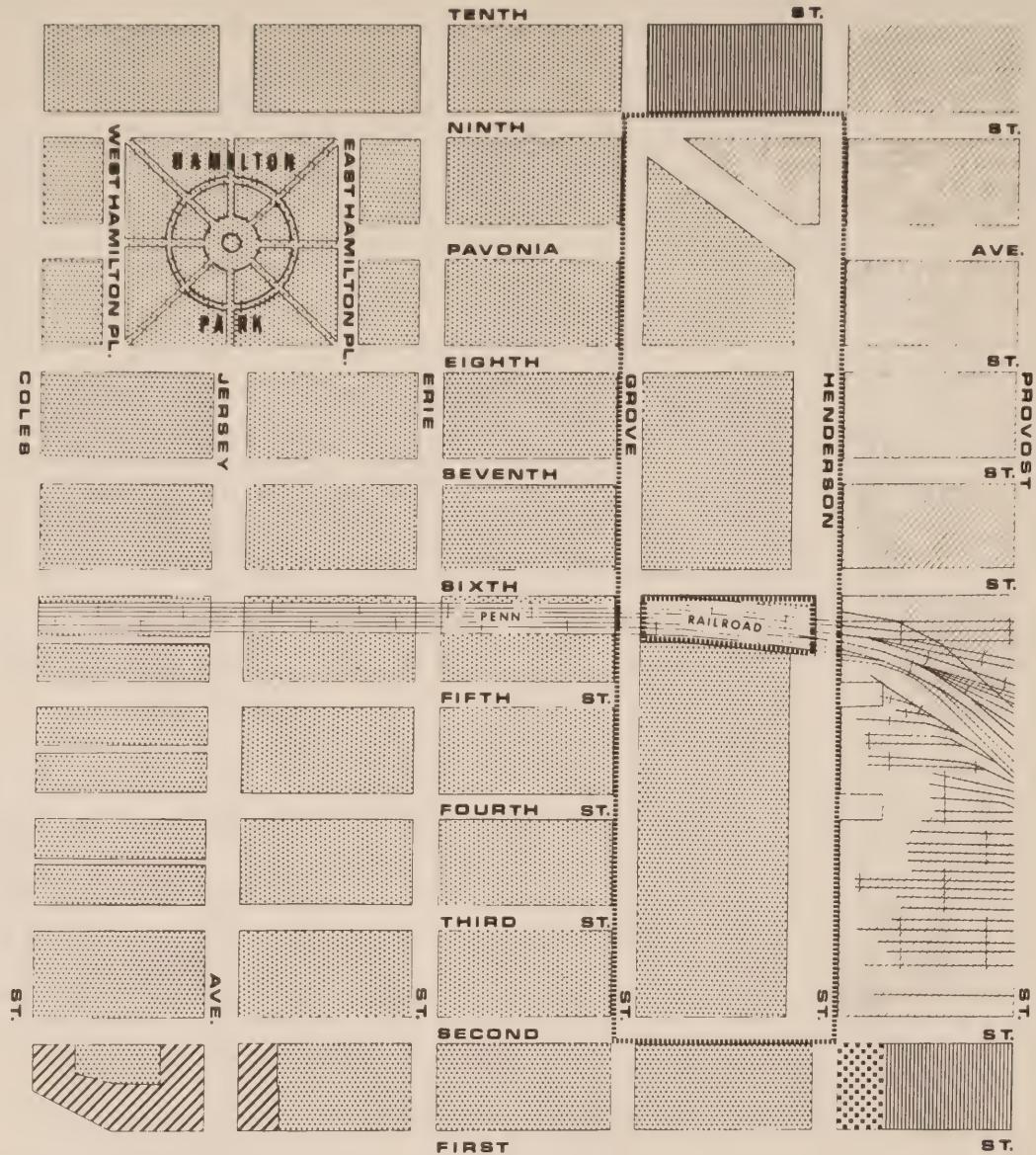
EXISTING ZONING MAP

S. D. MAP NO. 1

HENDERSON STREET URBAN RENEWAL AREA
 PROJECT NO. NJR-13
 JERSEY CITY REDEVELOPMENT AGENCY
 CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: OCTOBER, 1965

CODE NO.: R-214



SCALE IN FEET
0 100 200 400 600

LEGEND

PROJECT BOUNDARY



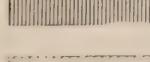
EXCLUDED PARCEL



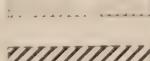
RESIDENTIAL DISTRICT B



BUSINESS DISTRICT B



COMMERCIAL AND LIGHT
MANUFACTURING DISTRICT



INDUSTRIAL DISTRICT



PLANNED DEVELOPMENT DISTRICT

PROPOSED ZONING MAP

S.D. MAP NO. 2

HENDERSON STREET URBAN RENEWAL AREA

PROJECT NO. NJR-13

JERSEY CITY REDEVELOPMENT AGENCY
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: OCTOBER, 1965

CODE NO.: R-214

R-215 REPORT ON MINORITY GROUP CONSIDERATIONS

Not Applicable

R-221 REHABILITATION AND CONSERVATION DATA

Not Applicable

Henderson Street
N.J. R-13 Code No. 221

R-222 LAND ACQUISITION REPORT

1. Final estimates of real estate purchases and land acquisition expense are shown on Form H-6220, Project Expenditures Budget, under Code No. R-226, Cost Estimate and Financing Plan.

2. Land Acquisition Report.

a. Property Map

The Property Map, S.D. Map No. 3, is submitted herewith.

b. Acquisition Appraisals

One complete set of acquisition appraisals prepared by William Robertson is being submitted under separate cover.

c. Tabulation of Property to be Acquired

Submitted herewith.

d. Explanation of any Differences Between Appraiser's Valuations and LPA Estimates of Acquisition Costs

The difference between the appraiser's valuation and the cost of acquisition estimated by the Jersey City Redevelopment Agency is equal to a ten percent (10%) assemblage factor added to the appraiser's valuation.

e. Identification of Each Property To Be Acquired

Involving Public Ownership or Other Public Interest

1) Parcels owned by the City of Jersey City that are to be donated:

<u>URA Parcel No.</u>	<u>City Tax Block and Lot No.</u>	<u>Area in Square Feet</u>
2-2	215-3	2500
2-10	215-27	2500
3-1	214-C,D,E	3783
3-10	214-P.R.	2076

<u>URA Parcel No.</u>	<u>City Tax Block and Lot No.</u>	<u>Area in Square Feet</u>
4-11	213-21	2500
4-15	213-17	1571
5-4	212-D	2172
6-3	211-A3	211
6-24	211-B1	2078
6-41	211-G,H	2912
8-26	209-D	2500

2) Parcels involving other public interest:

7-27 210-16 2500

f. Consequential Damage

It is not expected that any property not to be acquired will suffer any consequential damages compensable under State or local law.

g. Identification of Property In Which Any Member of the Jersey City Redevelopment Agency Governing Body Or the City of Jersey City Governing Body Has Direct or Indirect Interest

No member of the Jersey City Redevelopment Agency Governing body or the City of Jersey City governing body has any direct or indirect interest in any property within the Project Area.

h. Limited Interests in Land to be Acquired

The Jersey City Redevelopment Agency does not propose the acquisition of limited interest in any project land.

i. Properties Involving Unusually High Acquisition Costs

The Jersey City Redevelopment Agency does not propose the acquisition of properties involving unusually high acquisition cost.

1. Removal of Discriminatory Restrictions

All disposition contracts shall have an appropriate

covenant which shall remove and prohibit such restrictions based on race, creed, color, or national origin.

k. Statement of Acquisition Policy By Jersey City Redevelopment Agency

In the acquisition of real property the Jersey City Redevelopment Agency will:

- 1) Make every reasonable effort to acquire each property by negotiated purchase before instituting eminent domain proceedings against the property.
- 2) Not require any owner to surrender the right to possession of his property until the Local Public Agency pays, or causes to be paid, to the owner (a) the agreed purchase price arrived at by negotiation, or (b) in any case where only the amount of the payment to the owner is in dispute, not less than 75% of the appraised fair value as approved by the Local Public Agency and concurred in by the Department of Housing and Urban Development.
- 3) Not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the Local Public Agency of the date on which possession will be required.

TABULATION OF PROPERTY TO BE ACQUIRED

Estimates Of Value And Acquisition Cost	No. Of Parcels	Land Area In Square Feet	Appraiser's Valuations		LPA Estimate of Acquisition Cost
			Land Only	Total	
a. Total purchases and donations	220	669,771	800,100	2,628,500	2,391,350 (a)
b. Purchases (Total)	209	540,968	800,100	2,628,500	2,391,350 (a)
Federally owned or leased		0			
Other publicly owned		0			
Privately owned	209	540,958	800,100	2,628,500	2,391,350 (a)
Public utility easements					
Damage to property not taken					
c. Donations (Total)		128,803			
d. Vacations of streets and other public rights-of-way		104,000			
Donations by City	11	24,803			
Donations by Other Entities					

(a) Includes 10% assemblage factor.

R-223 RELOCATION REPORT

Submitted herewith

Henderson Street
N.J. R-13 Code No. 273

INTRODUCTION

It is the essential goal of the City of Jersey City to assure that the relocating of families relocated from an Urban Renewal Project area is sufficiently advantageous to both the relocated and the Community at large.

Section 101(c) of Title I of the Housing Act of 1949, as amended, provides that Contracts for Loans or Grants shall require that:

"There be a feasible method for the relocation of families or individuals displaced from the urban renewal area, and that there are or are being provided, in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families displaced from the urban renewal area, decent, safe, and sanitary dwellings equal in number to the number of, and available to, such displaced families and reasonably accessible to their places of employment".

Therefore, this manual is designed to be a comprehensive Relocation Plan embracing all projects selected by the Jersey City Redevelopment Agency for Title I project activity and has been prepared in accordance with the requirements of the Urban Renewal Administration as set forth in the Urban Renewal Manual, Sections 16-2-1 and 16-2-2.

It is the aim of the Jersey City Redevelopment Agency to revise this manual from time to time for the purpose of review and concurrence by the Department of Housing and Urban Development and to continually incorporate the latest Federal and local revisions of Title I policies and requirements.

A. ADMINISTRATIVE ORGANIZATION

1. Administrative Organization for Relocation Activities

The relocation of families, individual householders, and non-residential occupants displaced as a result of the clearance of areas in connection with Title I activities is the responsibility of the Jersey City Redevelopment Agency.

In order to carry out this responsibility the Redevelopment Agency will secure such personnel as are required for the execution of the relocation function, supplemented by assistance from local realtors, social agencies, and civic leaders.

2. Relocation Staff

The Executive Director of the Jersey City Redevelopment Agency will be the Administrative Officer who will be in charge of all relocation activities and directly responsible for those activities. Serving under the Executive Director will be a Senior Relocation Officer who will be charged with the day by day operation of the Relocation Plan and will have such additional staff as he may need to assist him from time to time, but it is anticipated that the staff will be composed of the following personnel:

- a. Relocation and Property Management Officer
- b. Assistant Relocation and Property Management Officer.
- c. Office Manager
- d. Community Organization Worker
- e. Business Relocation Specialist

The function of the relocation staff with respect to the relocation of families and individuals will be to:

- a. Establish a relocation field office in the project area in order to facilitate effective relationships with site occupants.
- b. Enlist the cooperation of real estate agents, home builders, civic groups, social agencies, and churches in locating suitable housing accommodations.
- c. Inform site occupants of their rights and responsibilities with respect to relocation by contacting each household in the project area and serving such household with an informational notice advising of the pending urban renewal program.
- d. Locate and inspect housing facilities to meet the needs of project residents, including families and individual householders.
- e. Refer site occupants to housing resources meeting their needs.
- f. Maintain up-to-date household survey data so that it reflects the site occupants' current housing needs.

3. Assist families eligible for public housing in making application to the Jersey City Housing Authority.

a. Assist potential home purchasers to secure appropriate financing and advise them of special aids available, e.g., Section 221 of the Federal Housing Administration's mortgage insurance program.

The Jersey City Redevelopment Agency proposes to assist the non-residential site occupants as follows:

- a. Advise and assist commercial tenants in relocation matters and insure the maximum opportunity for their satisfactory relocation.
- b. Inform the non-residential site occupants of their rights and responsibilities respecting relocation and deliver to them informational statements.
- c. Assist non-residential site occupants to prepare claims for reimbursement of moving expenses incurred, as authorized by applicable law, in their relocation.

B. RELOCATION STANDARDS

In measuring the quality of the housing into which individuals and families will be relocated, certain standards of housing adequacy will apply. The shelter offered to individuals and families displaced will conform to standards

established for "decent, safe, and sanitary" housing. However, for non-housekeeping units occupied by individuals, a unit with shared bath or without cooking facilities will be acceptable. In some cases, roomers may be considered part of a household, and if this is done, the standards for a family unit will be applicable. These standards are as follows:

1. Physical Standards

a. Condition of Structures:

A structure which is safe and sound, weather-tight, and in good repair, free of such defects as sagging floors, walls, or roofs, unsafe foundations, holes, open cracks, rotted material, and other such unsafe conditions.

b. Bathroom Facilities

A washbasin and bathtub or shower, connected to hot and cold running water, and an inside flush toilet, all in good working order, in the dwelling unit, and for the exclusive use of the family or individual householder.

c. Kitchen Facilities:

For the exclusive use of the family or individual householder, a sink with hot and cold running water, a cook stove or utility connection for a cook stove, and adequate provision for storage of utensils and food.

d. Sewage Disposal:

Properly functioning plumbing connected to an adequate sewage disposal system, either public or private.

e. Heating Facilities:

A central heating plant or safe, individual, flue-connected room space heaters.

f. Electricity:

An adequate and safe wiring system for lighting and other electrical services.

g. Natural Light and Ventilation:

One window opening directly to the out-of-doors in each living room, bedroom, and kitchen, and adequately ventilated toilets and bathrooms.

h. Size of Space:

Size and number of rooms in adequate proportion to provide privacy and to avoid overcrowding.

i. Bedroom Accommodations:

Although family characteristics, such as age and sex of family members, will permit variance in bedroom requirements for a specific family, it is assumed that the normal family bedroom requirements will be as follows:

<u>Persons</u>	<u>Bedrooms</u>
1	0-1
2	1
3-4	2
5-6	3
7-8	4
9 & more	5

j. Safety and Health:

From the standpoint of fire safety, two separate means of egress are desirable.

All equipment should be in safe operating condition, and dwelling units and structures should be free of rats and other vermin and of accumulations of refuse, garbage, and debris.

k. Codes:

Dwellings must conform to all applicable provisions of local codes and ordinances.

1. Freedom from Nuisance Conditions:

No dwelling unit shall be considered satisfactory which is subject to nuisance conditions of noise, smoke, or odor produced by adjoining uses.

2. Standards for Displacees' Ability to Pay

The staff of the Jersey City Redevelopment Agency will make determinations with respect to ability to pay for housing, based primarily on family income. Families will not be expected to pay more than a gross rent (shelter rent plus utilities) to gross income ratio of 1:4 or 25% of their gross monthly income. For determinations relative to ability to purchase housing, family income, assets, and debts are evaluated in relation to monthly carrying costs and family ability to obtain mortgage financing. However, a family should not be expected to purchase a house which exceeds 2½ times the annual family income, and monthly carrying costs should not exceed 25% of the gross monthly income.

Agency in regard to finding permanent standard housing for site occupants temporarily relocated. A dwelling unit used for temporary relocation will not be less desirable in character than the dwelling unit vacated by the site occupant, and it will be in a safe and habitable condition.

Although prime consideration will be given to following the established schedule for relocation, demolition and construction, attempts will be made to vacate apartments scheduled for the later stages of relocation as quickly as possible. In this manner, the availability of temporary rehousing resources within the project area is assured. However, on-site transfers will be utilized only as a last resort and will be kept to a minimum.

C. PROPOSALS FOR OBTAINING RELOCATION HOUSING

1. The Redevelopment Agency has conferred with the Jersey City Real Estate Board, a number of private realtors, citizens' organizations having special concern in housing and several owners who have substantial amounts of private rental housing. Relocation for this project has also been extensively discussed with the Jersey City Public Housing Authority. On the basis of these discussions, the following program is found to be a feasible and practical one:

- a. Listings of available rental and sale property will be obtained from realtors, owners, organizations, and newspaper advertisements. A system will be developed for maintaining such listings on a current basis. Units will be inspected to determine that they are standard.
- b. Information on the size, rental or sale price, and location of available units will be recorded and made available to families seeking referrals.
- c. Listings maintained by the Jersey City Redevelopment Agency shall not include housing units which are scheduled for clearance under a Title I project in planning or execution or other governmental activity.
- d. Site occupants who are eligible for public housing will be accorded preference in accordance with regulations of the local housing authority. The relocation staff of the Redevelopment Agency will work closely with the Public Housing Authority staff in order that the relocation of low-income families can be carried out expeditiously. The following special income limits have been established for families displaced by governmental action:

<u>Family Size</u>	<u>Regular Admission</u>	<u>Special Admission</u>	<u>Continued Occupancy</u>
1 elderly	\$3,600	\$4,300	\$4,900
2	4,200	5,000	5,200
3	4,500	5,400	5,600
4	4,700	5,600	5,800
5	4,900	5,800	6,000
6	5,000	6,000	6,200
7	5,100	6,100	6,300
8 or more	5,200	6,200	6,400

The minimum rent in public housing is \$35.00 per month.

2. The analysis of the estimated annual private rental and sales housing supply in Jersey City is contained in Form H-6122 and described in the narrative supplement. The analysis shows that turnover in the existing supply of private housing is sufficient to meet the relocation needs of this project.

3. Special Rehousing Problems

a. Minority Groups

All housing to be built in the project area, will be available without discrimination.

The policy of the Jersey City Housing Authority is one of nondiscrimination in granting admission. In the existing private market, there are a number of safeguards which give assurance that members of a minority group

will not find excessive difficulty in obtaining housing. Multi-family housing and many two-family dwellings are covered by the New Jersey Law Against Discrimination N.J. R.S. 10, 25 et seq. It is also expected that some VA and FHA repossessed property will become available.

The Citizens' Advisory Committee, particularly through the Subcommittee on Minority Group Housing Problems, is giving special attention to problems of discrimination and is taking many steps to improve the community climate for open occupancy. The Subcommittee will sponsor a workshop for realtors and officers of lending institutions to discuss the implications of the State Fair Housing Law, with assistance from the State Commission against Discrimination and the Federal Housing Administration. It will cooperate with groups of clergymen who plan church-related programs regarding housing policies.

A number of indications are present which lead to the conclusion that race is no longer the barrier that it once was. There are now several neighborhoods, all white until recently where Negroes are now moving in. The press is fully in support of open occupancy

and enforcement of the state law, the President's Executive Order, and the Civil Rights Act of 1964.

An active interracial group, the Fair Housing Council, is actively working in this area, and several largely Negro groups are giving attention to this problem. The Civil Rights Commission with broad representation and established by the Mayor is also actively working in these areas.

The Subcommittee on Minority Group Housing Problems has representation from the Hudson County Council of Social Agencies, the Jersey City Community Center, the Jersey City Chamber of Commerce, the Jackson Avenue Merchant's Association, and the Spanish-American Club of Jersey City. Through such representatives, the staff of the Jersey City Redevelopment Agency is constantly in communication with the most active and interested leaders in the Negro Community.

During the relocation work, the following practices will be observed: (1) Referrals to housing will be made on the basis of the individual's or family's interests and ability to pay without regard to race, (2) Non-white individuals and families will be encouraged to seek the best housing they can reasonably afford and not to confine their efforts to traditional non-white neighborhoods, (3) When listings are submitted with racial labels, the staff will call upon the Citizen's Advisory Committee to assist, in conference with the realtor and owner, to see if the difficulty can be resolved, (4) Individuals and families will be informed about the services available from the State Commission Against Discrimination, including complaint procedure, in order that expert assistance and/or formal redress can be obtained in case discrimination is encountered, (5) The Subcommittee will remain active through the relocation period and will be called upon for extensive assistance whenever needed.

b. The Elderly

Survey data indicate that 27 families have elderly heads of households, and there are 63 elderly individuals and married couples who are living in the home who may or may not relocate with the family. There are 43 elderly individuals. All 27 of the families with elderly heads of households appear eligible for public housing. Public Housing resources will be ample since relocatees will have priority in housing for the elderly. In addition, over 7 percent of the standard private housing available in Jersey City consists of small units suitable for the needs of the elderly at relatively low costs. Fourteen of the elderly heads of households, twenty of the elderly individuals either own their own homes outright or have substantial equity in their property. In any case where financial, health or emotional factors make relocation difficult, the services of the Social Worker will be obtained so that the family or person can be helped to make the best decision.

An elderly person who has inadequate income will be given services for low-income families as described below.

c. Large Families

The Henderson Street Project will displace 35 families of 8 or more persons. Twenty-seven of these families are eligible for low income housing. Two families are owners with sufficient equity and income to obtain standard housing. Of the twenty-seven families within the income limits for public housing, although two families are on welfare, all are capable of paying the low rentals charged by public housing. Five have more than 10 family members, which makes admission into public housing doubtful. It is our experience that some families are not willing to apply for public housing, and those who are accepted may not move in. If some of these families refuse public housing, they will experience considerable difficulty in obtaining standard housing. We have found also, that large families with low income tend to be accustomed to substandard housing and may move without waiting for relocation service. For all these reasons, the plan is to begin

work with these families immediately upon project approval, to refer them for family case work service, and to put forth every effort to involve them in the informational and self help program. Through these efforts, it is hoped that those eligible will apply for public housing, and that supplemental income can be obtained when it is necessary and possible.

Although several of these families include a niece, nephew, mother or mother-in-law, none of these families are compound. One family includes several boarders. In the cases where some families remain too large for public housing, the Jersey City Housing Authority will be asked to combine two units in order to create units of needed size.

d. Low-Income Individuals and Families

The staff of the Jersey City Redevelopment Agency will give special attention to individuals and families who may be eligible for public assistance but who have not applied, as well as those who have some barrier to eligibility which may be overcome. Through conferences with the Director of the Department of Health and Welfare, an Agreement has

been established that this Department will provide rapid service in processing such applications and determining eligibility.

Where establishing eligibility will require a lengthy and complex process, such as court proceedings, the family will be referred for family case work service.

A particular effort will be made in this project to increase the percentage of public housing eligibles who apply for and accept public housing. In our previous experience, about 33% of eligible families have entered public housing. Through special effort in the information program, the self-help center, special attention on the part of the Relocation Staff, and joint planning with cooperative agencies, it is expected that this percentage can be substantially increased. In cases where there is unemployment and/or lack of earning power, referrals will be made to the State Employment Services, Vocational Rehabilitation, and the Manpower Retraining Center.

D. RELATIONSHIPS WITH SITE OCCUPANTS

1. Informational Program

Even before the Amendatory Part I Application was submitted to the Federal Government for approval,

staff met with neighborhood leaders and civic groups in the project area, and significant leaders in the area are to be included on the Citizens' Advisory Committee. There has been continuing newspaper publicity given to the project and this medium will continue to be used as a means of keeping project occupants informed, and, as in the past, this will be supplemented by periodic issues of the Redevelopment Agency's newsletter.

Informational Agency material in the form of notices will be distributed to site occupants no later than the time that the City Council approves the revised Renewal Plan. These notices will:

- a. Describe the proposed project and indicate the proposed boundaries.
- b. Describe the relocation services and aids to be available upon execution of the Contract for loan and grant.
- c. Indicate the availability of Relocation Payments, including the types of payments and the general eligibility criteria for residential and non-residential occupants.

Also, as an aid to individuals and families, a self-help center will be established in a house (building, store, etc.) across the street from the site office. Here, families and

individuals will be offered assistance in upholstery and furniture repair, classes in home decorating, home management and financial planning, and group approaches to understanding good housing. Cooperating social agencies will assist in developing the program.

Immediately upon project approval, a series of meetings will be offered to explain the relocation program, the relocation services, and opportunities for relocation housing.

Every effort will be made to involve a high percentage of site occupants in these programs.

d. Immediately upon the acquisition of property by the Agency an informational statement will be sent to each site occupant. This statement informs each family of the transfer of title to the property which they occupy, and that the area will be cleared for Title I redevelopment. Further, the statement shall inform each site occupant of the Agency's obligation to relocate site residents and of the assistance available in obtaining suitable housing accommodations: The informational statement shall state the amount of relocation payments available to site tenants and may be written in English or any other language as

will be understood by the nationality groups residing on the site.

2. Interviews with Site Occupants

Information concerning household characteristics, rent payment ability, individual and family income, family composition, and public housing eligibility of individuals and families presently residing within the project area was procured in the preparation of this report by means of a personal interview of site occupants. This information is recorded and currently on file at the office of the Redevelopment Agency.

As soon as possible after approval of the revised Contract for Loan and Grant, the relocation staff will conduct a 100% survey of site occupants for the purpose of obtaining information on relocation requirements of site occupants, determining the relocation assistance which site occupants require, and delivering to the site occupants informational material which explains the relocation services which will be available. The Small Business Administration office will be furnished a listing of the name, address, and type of business of all business concerns which will be affected by this project.

As properties are acquired, the relocation staff will reinterview site occupants for the purpose of updating information previously obtained. The Informational Statement will be delivered at this interview and its contents explained. The recipient will be requested to sign a receipt to the effect that the Statement was delivered and explained. These receipts will be retained by the Redevelopment Agency as verification of proper notification. In addition, the interviewer will discuss and ascertain the site occupant's relocation needs.

3. Establishment of Relocation Office

The Redevelopment Agency will establish a Relocation Office within the Henderson Street Project Area.

The Relocation Office will be opened from 9:00 a.m. to 4:30 p.m. each weekday and at other times by appointment.

4. Referral Procedures

The referral procedure will be essentially one of personal contact and assistance by the Relocation Staff. Individuals and families who are apparently eligible for low-rent public housing will be referred to the Jersey City Housing Authority and the Housing Authority will be requested to keep the Relocation Office informed about the disposition of the referral,

if necessary, the Relocation Staff will assist individuals and families in supplying the Housing Authority with the information which it requires in assessing the application. In addition, the Housing Authority will be requested to keep the Relocation Office informed of any current or pending vacancies so that the housing unit can be utilized by a dislocated individual or family.

Those individuals and families who expect to relocate in the private housing market will be notified of vacancy listings by the Relocation Staff and arrangements will be made for the inspection of the vacancy of the individual or family. Transportation will be provided for the inspection and a member of the Relocation Staff will accompany the individual or the family, if requested or if it is deemed advisable. Individuals and families will be referred only to vacancies which are decent, safe, and sanitary, in desirable locations, and in reasonable conformity with the family's needs and desires. The Relocation Staff will continue to provide further referrals when the reasons for a family's rejection of a housing unit is reasonable or when they are unable to obtain the unit. Complete and accurate records

of referrals of individuals and families, and the results thereof, will be maintained on the Site Occupant Relocation Record.

The Jersey City Redevelopment Agency will not make referrals to housing units which are scheduled for clearance under a Title I project in planning or execution or other governmental activity.

5. Inspection of Relocation Housing

Housing available for referral to site occupants will be inspected prior to referral to individuals and families to assure that it is decent, safe, and sanitary. However, any housing unit which has been approved by VA or FHA for mortgage insurance, and public housing, will not be inspected. This Agency will, however, inspect the dwellings of all self-relocated individuals and families as soon as possible after the Relocation Office is aware that an individual or family plans to move. If the dwelling being considered is substandard, the Relocation Office will so advise the individual or family and offer the staff's assistance in finding a standard housing unit. However, if an individual or family does relocate in a substandard dwelling, the individual or family will be considered temporarily relocated and its name will be retained on the vacancy referral list. However, if the individual

or family does not cooperate with the Relocation Staff and efforts to relocate the family in standard accommodations are to no avail, the Relocation Staff will refer the matter to the Department of Buildings with the objective of bringing the housing unit into conformity with local codes. The results of all housing inspections will be recorded on a special form developed for this purpose.

6. Tracing of Self-Relocated Families

Families who move voluntarily without leaving any record of their new addresses with the Relocation Office will be traced by securing information on change of address from such sources as mailmen, employers, insurance agents, utility companies, school principals, clergy, neighbors and friends. When the address to which a family has moved has been ascertained, the relocation staff will request permission to inspect the premises to determine whether or not they meet the standards of decent, safe, and sanitary housing. If inspection reveals that they do not, an offer of further assistance to relocate the particular family into "decent, safe and sanitary housing" will be made. For cases where the family can not be traced, the Site Occupant's Relocation Record will indicate what steps had been taken to locate the family.

After all reasonable efforts to find a family are exhausted and unsuccessful, the tracing of the family will be abandoned. The Site Occupant Relocation Record will be fully documented to indicate the contacts made in trying to locate the family.

7. Referral to Social Agencies

A Social Worker will be provided and maintained at all project sites. The function of the social worker is as follows:

- a. To assist the Senior Relocation Officer in preparing the tenant and the neighborhood for relocation.
- b. To provide direct short term casework services to families where indicated for the purpose of effecting relocation.
- c. To refer relocated families needing long term services to the appropriate public and voluntary agencies.
- d. To maintain liaison with social agencies, schools, churches and other appropriate organizations in the community for the purpose of securing understanding of the need for relocation and cooperation in assisting families in relocation.

The Senior Relocation Officer may utilize the services of a Social Worker by discussing the situation with the Social Worker or by making referrals to the Social Worker. In making such referrals, the Senior Relocation Officer shall have continuing responsibility for rehousing the family even though the Social Worker is involved. However, the basis for utilizing the services of the Social Worker shall be family difficulties which hinder relocation. There must be continual sharing of pertinent information concerning individual families between the Relocation Manager and the Social Worker. However, large families or those who are clients of the Welfare Department shall not be referred unless there are family difficulties which hinder relocation.

8. Mortgage Financing Assistance

As part of its activities, the Relocation Staff will explain procedures and offer full assistance to prospective home buyers in obtaining mortgage financing. Particular emphasis will be given in explaining the provisions of the special "221" mortgage assistance program of the Federal Housing Administration and in expediting mortgage financing of this type. FHA Form 3470, Certificate of Eligibility under Section 221 of the National Housing Act, will be furnished to prospective tenants of Section 221(d) 3 housing, as well as to prospective home

buyers seeking mortgage financing under Section 221. In addition, contacts have been made with lending institutions, and will be continued, to encourage their interest in providing 221 or conventional mortgages.

E. EVICTION POLICY

The Redevelopment Agency will not undertake any premature or ill-considered action to evict individuals or families from the project area because such action might interfere with orderly relocation and might tend to cause families to move into undesirable or overcrowded quarters, thus defeating the objectives of the relocation program.

Accordingly, the eviction policy of this Agency will be applied to occupants of acquired property only as a last resort and will be undertaken only under the following circumstances:

1. Failure of an individual or family to recognize an obligation to pay rent.
2. The maintenance of a nuisance or the use of the premises for illegal purposes.
3. A material breach of the rental agreement.
4. Refusal of an individual or family to consider, without adequate reason, accommodations meeting relocation standards.
5. The failure of an individual or family to cooperate with the Redevelopment Agency. An example of such failure to cooperate would be refusal to admit a

member of the Relocation Staff to the home, coupled with persistent evasion of attempts made by the Redevelopment Agency to reach the family by other reasonable means.

F. RELOCATION PAYMENTS

Financial assistance to defray the cost of moving and any actual direct losses of property are available to all site occupants who are displaced by project activities if they are eligible for payments under the Federal Rules and Regulations Governing Relocation Payments pursuant to Section 114 of the Housing Act of 1949, as amended.

In addition, the Housing Act of 1964 contains provisions which permit, under certain circumstances, Relocation Adjustment Payments to be made to certain families and individuals over 62 and Small Business Displacement Payments to certain displaced business concerns. These payments are in addition to reimbursement for moving expenses and/or actual direct losses of property. Full details with respect to these payments will be given site occupants in the informational material to be distributed from time to time.

1. Categories of Occupants to Whom Relocation Payments Are to be Made.

- a. Eligible families owning furniture.**
- b. Eligible families not owning furniture.**
- c. Eligible individuals owning furniture.**

d. Eligible individuals not owning furniture.

e. Eligible business concerns and non-profit institutions.

2. Eligibility Criteria:

a. In order to be eligible for a relocation payment, the displacement of the site occupant must:

- 1) Be from real property within the Urban Renewal area, and occur on or after the date of approval of the project expenditures budget for this project, and
- 2) Be made necessary by the acquisition of such real property by the Redevelopment Agency. A site occupant of a property contemplated for acquisition on the date of approval of the project expenditures budget, regardless of when or if such acquisition takes place, and a site occupant of the property at the time of its acquisition may be deemed displaced by the acquisition upon vacating the property.

3. Restrictions on Payment of Relocation Claims:

Site occupants who fail to recognize their obligations to pay rent, or who remove, without authorization, fixtures or other items purchased with the real estate, may forfeit their right to a relocation payment.

4. Time Limit for Submission of Claim:

All claims for relocation payments must be submitted to the Redevelopment Agency within six months after displacement. However, claims for relocation adjustment payments must be submitted within 60 days after displacement, and accordingly, it is suggested that families and individuals who intend to file for both types of payments, submit their claims for both at the same time.

5. Method of Payment:

Families and individuals who are displaced will be granted the option of claiming a fixed relocation payment based on the number of rooms they occupy, or for claiming reimbursement of their actual moving expenses and direct losses of property, Form H-6142, Fixed Relocation Payments Schedule, will be submitted at a later date.

6. Filing of Claim:

- a. In order to obtain a Fixed Relocation Payment, an individual or family will be required to submit a written claim on Form H-6140, Claim for Relocation Payment.
- b. In order to obtain a Relocation Payment for actual moving expenses and direct loss of property, a family, individual or business concern may move at its own expense and seek reimbursement upon presentation of a receipted

bill. However, by prearrangement between the Redevelopment Agency, the occupant and the mover, with such arrangements confirmed in writing by the Redevelopment Agency, the Redevelopment Agency will pay the mover directly. The following will be required to be submitted in support of the claim:

- 1) Form H-6140, Claim for Relocation Payment (families and individuals).
- 2) A receipted bill or other written evidence of moving expense.
- 3) Written evidence supporting the portion of the claim for actual direct loss of property.

c. A claim for a Relocation Adjustment Payment must be submitted on Form H-6141.1.

d. Business concerns must submit their Claim for Relocation Payment on Forms H-6146.1 and H-6146.2 if the claim is just for reimbursement of actual moving expenses. Claims for actual direct loss of property must include Form H-6146.3, and a claim for a small business displacement payment must be supported by Form H-6146.4. All of these claim forms will be available in the Relocation Office.

e. Special conditions for business concerns:

- 1) A business concern must give the Redevelopment Agency at least thirty (30) days, but not more than 90 days, written notice of its intention to move and must permit the Redevelopment Agency, at all reasonable times, to inspect the personal property to be moved.
- 2) No claim for relocation payment in excess of \$500 shall be allowed for moving expenses or direct loss of property unless the concern has submitted to the Jersey City Redevelopment Agency at least 15 days prior to the commencement of the move, a bid from three separate firms covering the costs involved. Payment to a business concern for moving expenses shall not exceed the amount of the low bid submitted.
- 3) A relocation payment for moving expenses to a business concern that moves beyond 100 miles from the City boundary will not be in excess of the reasonable and necessary expenses for moving a distance of 100 miles.

7. Limitation on Relocation Payments:

- a. The maximum payment for moving expenses and actual direct loss of property that may be made to families

and individuals is \$200. However, eligible individuals and families may receive up to \$500 as a relocation adjustment payment.

b. The maximum relocation payment to business concerns is as follows:

- 1) If for moving expenses only, the actual amount incurred up to \$25,000 is reimbursable.
- 2) If for moving expenses and direct loss of property, or for actual direct loss of property, only, the actual amount up to \$3,000 is reimbursable.
- 3) If eligible, a small business displacement payment of \$2,500.

G. ASSISTANCE TO BUSINESS CONCERNs

The informational program for business concerns will be carried out as described in Section D of this program. In addition, material providing special information to displaced businesses will be prepared and distributed by the Relocation Staff. The Staff will offer full assistance to businessmen in the preparation of the forms and documentation necessary to support relocation payment claims, and assist in the preparation of applications for refinancing with local lending institutions or with the Small Business Administration under provisions of special

legislation favorable to businesses forced to move from urban renewal project areas.

Furthermore, personnel of the Relocation Staff, experienced in business relocation problems, will review the needs of firms being displaced, and working with the Chamber of Commerce and other such organizations, will assist in locating and referring to them facilities and sites, preferably and if at all possible within the City of Jersey City adequate for present needs and future growth. In order to accomplish this, the proprietors of commercial establishments will be requested to prepare an outline of the type and size facility needed for their respective purposes. This information will be circulated to the above-mentioned organizations and among real estate brokers in the community who may be of help in locating suitable accommodations for the businesses.

Although businessmen, whether owners or tenants, will receive payments for moving expenses, unlike individual and family relocation, the Jersey City Redevelopment Agency is under no formal Federal obligation to assist them in finding new locations. It is as important to the business being forced to move as it is to the City's overall renewal program, however, that the Redevelopment Agency assume this responsibility and assist the relocation of businesses in every way possible. Much will depend on the interest and initiative shown by the businessman himself. The Relocation Staff will do all that it can to help.

H. ADDITIONAL RELOCATION REQUIREMENTS

State or local laws do not prescribe relocation requirements beyond those provided for here in accordance with Federal requirements.

NARRATIVE SUPPLEMENT TO FORM H-6122

A. Basis for Estimates:

1. The number, size, income, tenure of families, and eligibility for public housing was obtained from an 82% survey of site occupants which was conducted by the Relocation Staff during January and February 1965.
2. The proposed rehousing of families shown in Block V is based on preferences expressed by the site occupants and the Relocation Staff's judgment as to their ability to pay as well as the suitability of the housing for the particular family. Only 33% of the families apparently eligible for public housing are expected to utilize this housing resource since this is consistent with our past experience. Rehousing requirements (Block VII) were determined on the same basis.
3. The number, size, rent, and price distribution of housing resources expected to be available during the displacement period for this project, and shown in Block VII, were based on information projected from classified real estate advertisements which were analyzed over a period of two months, from local real estate brokers, the City Assessor's Office, the Housing Authority, and 1960 Housing Census Data.

B. Assumptions and Conclusions:

The available information indicates that the new housing, both public and private, scheduled for construction will be available for families to be dislocated from the project area. (Please see attached letters from the local Housing Authority). If the timing should go awry, families will be temporarily relocated until such housing is available. It will be the policy of the Redevelopment Agency to maintain in suitable condition the better properties acquired, so that a certain number of the better houses in one section of the project area will always be available for temporary relocation purposes. In addition to the new construction, the existing supply of housing, both private and public, will supplement the new housing to be constructed. Therefore, there should be adequate housing available to meet the requirements of the site occupants to be dislocated.

C. Basis of Rent/Income Ratios:

The rent/income ratio and the sales price/income ratio are 25% of the gross monthly income and $2\frac{1}{2}$ times the annual family income respectively. With respect to sales housing the monthly carrying cost should not exceed 25% of the gross monthly income. However, the circumstances of each family will be considered in applying the ratios since the overall economic situation of the family as well as family size might dictate a lower expenditure for monthly housing costs, or conversely, might permit a larger expenditure.

D. Competition for Housing Resources:

Competition for housing resources during the displacement period contemplated by this project will be generated by code enforcement activities. Latest estimates indicate the following workload, by race, from each of these sources:

	<u>Total</u>	<u>White</u>	<u>Non-White</u>
Code Enforcement	30	20	10

Relating this workload to Form H-6122, it is evident that there will be adequate resources for all displaced families since there is a surplus of housing in all price ranges and bedroom sizes.

The above estimates of competition for housing resources are consistent with that reported in the latest Workable Program for Community Improvement.

E. Numerical Estimates of Other Site Occupants:

It is estimated that there are 90 individuals in house-keeping units, 78 white and 12 non-white. There are no rooming houses or hotels in the area. In addition, 111 business and individual concerns will be displaced by project activities.

F. Type and Quality of Housing Available For Displaced Individuals

Of the 90 individuals who are site residents, 43 or almost 50 percent are elderly persons. Based upon information supplied by the Jersey City Housing Authority, it is anticipated that two units of senior citizen housing containing 294 apartments will be completed and ready for occupancy by 1966. Also, based upon information given by the Rooming

House and Hotel Divisions of the Fire Department there are approximately 900 such units. These facilities must meet code requirements. On the basis of a sample survey of several typical facilities, the occupants of these facilities are very mobile and an annual turnover of 100% is not uncommon. A listing of all such facilities licensed by the Fire Department, Rooming House and Hotel Division will be maintained for referral purposes. In addition, unused bedrooms in single-family housing units are sometimes used by single persons, but no attempt was made to estimate the number since there will be adequate vacancies in the licensed rooming houses to meet the needs of this project.

G. Financing for Displaced Non-White Families:

Non-White families wishing to purchase homes in which to relocate will be given assistance through the FMA 221 mortgage insurance program and through regular FHA and conventional loan programs.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATIONESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED FAMILIESINSTRUCTIONS: Place original and one copy in Binder No. 1,
and one copy each in other binders.

PROJECT LOCALITY

Jersey City, New Jersey

PROJECT NAME

Henderson Street Project Area

PROJECT NUMBER

N.J. R-13

ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD:

36 MOS.

DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	569	284	285
b. Estimated number to be displaced from property to be acquired by LPA	569	284	285
c. Estimated number to be displaced from property to be acquired by other public bodies	-	-	-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	30	20	10

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	284	214	70	285	273	12
b. Eligible for federally aided public housing	186	135	51	243	234	9
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	98	79	19	42	39	3

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	20	15	15	10	10	-
b. Eligible for federally aided public housing	13	9	4	8	8	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	7	6	1	2	2	-

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	-	-	-	-	-	-
b. Eligible for federally aided public housing	-	-	-	-	-	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	-	-	-	-	-	-

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	304	288	16	295	282	13
b. Private rental housing	224	214	10	214	207	7
c. Private sales housing	10	9	1	2	2	0
d. Federally aided public housing	70	65	5	79	73	6
e. Other public housing	-	-	-	-	-	-

PROJECT NAME Henderson Street Project Area			PROJECT NUMBER R-13											
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA														
(Include all listed under II, III, and IV)														
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA														
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES		NUMBER OF FAMILIES BY FAMILY SIZE ¹											
			2	3	4	5	6	7						
TOTAL	284	85	53	51	44	33	8	5						
\$0 - \$49	-	-	-	-	-	-	-	-						
\$50 - \$99	3	-	3	-	-	-	-	-						
\$100 - \$149	11	10	1	-	-	-	-	-						
\$150 - \$199	20	17	2	1	-	-	-	-						
\$200 - \$249	6	5	-	-	-	1	-	-						
\$250 - \$299	16	11	2	-	2	-	1	-						
\$300 - \$349	35	12	11	4	3	3	1	-						
\$350 - \$399	36	13	8	7	5	2	-	1						
\$400 - \$449	60	7	12	16	10	12	1	1						
\$450 - \$499	11	2	3	-	6	-	-	-						
\$500 or more	86	8	11	23	18	15	5	3						
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED														
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES		BEDROOM REQUIREMENTS											
			1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE							
TOTAL	284	56	107	97	20	4								
\$0 - \$49	-	-	-	-	-	-								
\$50 - \$99	3	-	-	3	-	-								
\$100 - \$149	11	9	2	-	-	-								
\$150 - \$199	20	11	9	-	-	-								
\$200 - \$249	6	5	-	1	-	-								
\$250 - \$299	16	8	6	2	-	-								
\$300 - \$349	35	7	15	11	2	-								
\$350 - \$399	36	7	21	6	2	-								
\$400 - \$449	60	4	22	31	3	-								
\$450 - \$499	11	2	7	2	1	-								
\$500 or more	86	3	25	41	13	-								

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME Henderson Street Project Area			PROJECT NUMBER R-13											
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)														
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA														
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹												
		2	3	4	5	6	7	8						
TOTAL	285	47	53	45	41	42	25	17						
\$0 - \$49	-	-	-	-	-	-	-	-						
\$50 - \$99	3	2	-	1	-	-	-	-						
\$100 - \$149	10	3	4	-	2	-	1	-						
\$150 - \$199	18	1	10	4	2	1	-	-						
\$200 - \$249	20	3	5	4	1	3	2	2						
\$250 - \$299	45	13	12	4	4	5	2	3						
\$300 - \$349	73	17	11	15	12	10	3	2						
\$350 - \$399	45	2	5	11	3	14	7	1						
\$400 - \$449	17	2	2	1	4	1	-	3						
\$450 - \$499	10	1	2	2	-	3	-	-						
\$500 or more	44	3	2	3	13	5	10	6						
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED														
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS												
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE								
TOTAL	285	44	110	90	33	8								
\$0 - \$49	-	-	-	-	-	-								
\$50 - \$99	3	-	3	-	-	-								
\$100 - \$149	10	3	6	-	-	-								
\$150 - \$199	18	-	12	5	1	-								
\$200 - \$249	20	2	6	11	1	-								
\$250 - \$299	45	9	21	11	3	1								
\$300 - \$349	73	18	30	19	5	1								
\$350 - \$399	45	5	17	16	4	3								
\$400 - \$449	17	3	3	8	3	-								
\$450 - \$499	10	1	2	5	2	-								
\$500 or more	44	3	10	15	14	2								

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		PROJECT NUMBER																							
Henderson Street Project Area		N.J. R-13																							
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY																									
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES																									
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS												
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE											
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW										
1. PUBLIC HOUSING																									
a. Federally aided	29	144	264	7	840	22	12	504	-	3	168	-	2	-	-										
b. State or locally aided																									
2. STANDARD PRIVATE RENTAL HOUSING																									
TOTAL	19	2478	103	96	4528	188	87	4704	15	17	2013	75	2	940	39										
GROSS MONTHLY RENTAL	Under \$40	-	114	-	-	135	-	-	51	-	-	210	-	-	15	-									
	\$40 - \$49	-	207	-	4	394	-	-	267	-	-	105	-	-	54	-									
	\$50 - \$59	-	363	-	-	702	-	-	627	-	-	243	-	-	124	-									
	\$60 - \$69	-	444	-	8	765	-	-	803	-	-	309	-	-	159	-									
	\$70 - \$79	5	369	-	9	621	-	-	659	-	-	255	-	-	132	-									
	\$80 - \$89	6	462	13	13	801	-	7	900	-	-	351	-	-	180	-									
	\$90 and over	8	519	90	62	1110	188	80	1397	15	17	540	75	2	276	39									
3. STANDARD SALES HOUSING																									
TOTAL	6	564	93	3	1125	168	1	1169	-	-	453	75	-	235	44										
SALES PRICE	Under \$5,000	-	3	-	-	12	-	-	21	-	-	27	-	-	14	-									
	\$5,000 - \$5,999	-	8	-	-	14	-	-	21	-	-	3	-	-	2	-									
	\$6,000 - \$6,999	-	8	-	-	18	-	-	21	-	-	3	-	-	2	-									
	\$7,000 - \$7,999	-	8	-	-	4	-	-	21	-	-	1	-	-	-	-									
	\$8,000 - \$8,999	-	9	-	-	27	-	-	22	-	-	10	-	-	6	-									
	\$9,000 - \$9,999	-	8	-	-	15	-	-	21	-	-	4	-	-	2	-									
	\$10,000 - \$11,999	-	80	-	-	135	-	-	105	-	-	46	-	-	24	-									
	\$12,000 and over	6	443	93	3	900		168	1	936	-	359	75	-	185	44									

PROJECT NAME										PROJECT NUMBER													
Henderson Street Project Area										N.J. R-13													
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued												B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES											
TYPE OF HOUSING				1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS							
				RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE			
					EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		
1. PUBLIC HOUSING																							
a. Federally aided		23	144	264	33	840	22	10	504	-	6	168	-	3	-	-							
b. State or locally aided		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
2. STANDARD PRIVATE RENTAL HOUSING																							
TOTAL		17	2478	103	79	4528	188	81	4704	75	25	2013	75	6	940	39							
GROSS MONTHLY RENTAL	Under \$40		-	114	-	-	135	-	-	51	-	-	210	-	-	15	-						
	\$40 - \$49		-	207	-	-	394	-	-	267	-	-	105	-	-	54	-						
	\$50 - \$59		-	363	-	-	702	-	2	627	-	-	243	-	-	124	-						
	\$60 - \$69		-	444	-	13	765	-	9	803	-	-	309	-	-	159	-						
	\$70 - \$79		-	369	-	25	621	-	11	659	-	1	255	-	-	132	-						
	\$80 - \$89		7	462	13	19	801	-	26	900	-	2	351	-	-	180	-						
	\$90 and over		10	519	90	22	110	188	33	1397	75	22	540	75	6	276	39						
3. STANDARD SALES HOUSING																							
TOTAL		-	564	93	1	1125	168	1	1169	75	-	453	75	-	235	44							
SALES PRICE	Under \$5,000		-	3	-	-	12	-	-	21	-	-	27	-	-	14	-						
	\$5,000 - \$5,999		-	8	-	-	14	-	-	21	-	-	3	-	-	2	-						
	\$6,000 - \$6,999		-	8	-	-	18	-	-	21	-	-	3	-	-	2	-						
	\$7,000 - \$7,999		-	8	-	-	4	-	-	21	-	-	1	-	-	-	-						
	\$8,000 - \$8,999		-	9	-	-	27	-	-	23	-	-	10	-	-	6	-						
	\$9,000 - \$9,999		-	8	-	-	15	-	-	21	-	-	4	-	-	2	-						
	\$10,000 - \$11,999		-	80	-	-	135	-	-	105	-	-	46	-	-	24	-						
	\$12,000 and over		-	440	93	1	900	168	1	936	75	-	359	75	-	185	44						



HOUSING AUTHORITY
OF THE
CITY OF JERSEY CITY
514 NEWARK AVENUE
JERSEY CITY 6, N. J.

—
OLDFIELD 3-6400

December 22, 1965

Mr. Charles Nathenson
Director of N.J. Redevelopment Agency
611 Summit Avenue
Jersey City, N.J.

Dear Mr. Nathenson:

This is in reply to your request for information regarding your Loan and Grant Application for the Henderson Street Project Area.

I received a copy of your original letter several days ago and I am providing the following information:

1. Number of units under management as follows:

3 Room Apartments	104
3½ Room Apartments	731
4½ Room Apartments	1,613
5½ Room Apartments	786
6½ Room Apartments	218
7 Room Apartments	3
	3,455

The number of tenant turnover is about 40 per month--estimated as follows:

1 Bedroom	10%
2 Bedroom	50%
3 Bedroom	30%
4 Bedroom	10%

They are, of course, available to applicants regardless of race, creed or color.

Page - 2 -

Mr. Nathenson

December 22, 1965

Income limits for our Development are as follows:
CONTINUED

	ADMISSION <u>REGULAR:</u>	SPECIAL:	OCCUPANCY
One	\$3600	\$4300	\$4500
Two	4200	5000	5200
Three	4500	5400	5600
Four	4700	5600	5800
Five	4900	5800	6000
Six	5000	6000	6200
Seven	5100	6100	6300
Eight) or More)	5200	6200	6400

Minimum rent \$35.00 per month.

It is our policy to give top priority for displacees from redevelopment or rehabilitation areas. All units that become available will be placed at the disposal of these displacees.

We have a category regarding social and behavior patterns which I can make available to you whenever you wish.

Very truly yours,

CV
Conrad J. Vuocolo
Director of Tenant Relations

CJV:la

JERSEY CITY REDEVELOPMENT AGENCY

611 SUMMIT AVENUE

JERSEY CITY, N.J.

OL 6-0517

INFORMATIONAL STATEMENT

Henderson Street
N.J. R-13 Code No. R-223

INFORMATIONAL STATEMENT

To all families and individual householders living in the Henderson Street Urban Renewal Area.

The dwelling in which you now live is in an urban renewal area which is designated by the City of Jersey City for a Federally-aided urban renewal project. The building in which you now live is now owned by the Jersey City Redevelopment Agency.

In order to redevelop this area it will be necessary for you to move since the project plans call for the demolition of the structure which you are presently occupying.

1. REHOUSING RESPONSIBILITIES

The State and Federal urban redevelopment laws impose certain responsibilities on the Jersey City Redevelopment Agency. Among these is the obligation to assist you in finding other housing which is decent, safe and sanitary. This housing should be accessible to your place of work and within your financial means.

2. RELOCATION OFFICE

The Jersey City Redevelopment Agency's office is located at 611 Summit Avenue and office hours are 9:00 A.M. to 4:30 P.M.

In addition to assisting you in moving, the Agency at present will perform the regular duties of your landlord. If you are in need of maintenance service, please call the Relocation Office; the telephone number is 656-0517.

You will receive a letter advising you about your rent payment.

3. STANDARDS FOR DETERMINING DECENT, SAFE AND SANITARY HOUSING

In judging the quality of housing into which Site Occupants will move certain standards have been established, and any housing which the Relocation Staff refers to you will meet these standards. Of course, any housing you find yourself should also meet these standards. We urge that you request our Relocation Staff to make an inspection before you move or sign a lease.

4. PHYSICAL STANDARDS

(a) Condition of Structure

The housing unit must be structurally sound, weather-tight and in good repair.

(b) Bathroom and Kitchen Facilities

The housing unit must have a washbasin, tub or shower which is connected to hot and cold running water, an inside flush toilet, all in good working order and for the exclusive use of your family or individual householder.

The kitchen must be for the exclusive use of your family and have a sink with hot and cold running water and a cookstove or utility connection for a stove.

(c) Sewage Disposal

The housing unit must have properly functioning plumbing which is connected to a sewage disposal system.

(d) Heating Facilities

The housing unit must have a central heating plant or safe, individual flue connected room space heaters.

(e) Electricity

The housing unit must have an adequate and safe wiring system for lighting and other electrical services.

(f) Size of Space

The housing unit must have sufficient rooms in proportion to your family size to avoid overcrowding.

(g) Bedroom Accommodations

Although family characteristics, such as age and sex of family members, will permit variance in bedroom requirements for a specific family, it is assumed that the normal family bedroom requirements will be as follows:

<u>Persons</u>	<u>Bedrooms</u>
1	0-1
2	1
3-4	2
5-6	3
7-8	4
9 or more	5

It is desirable that the housing unit have one window opening directly to the out-of-doors in each room and adequately ventilated kitchen and toilet.

(h) Safety and Health

From the standpoint of fire safety, two separate means of getting out are desirable. All equipment should be in safe operating condition, and house should be free from rats and other vermin and of accumulations of refuse and garbage.

(i) Codes

Your new home must conform to all applicable provisions of local codes and ordinances.

5. PAYMENT OF MOVING EXPENSES

Project area residents may apply for reimbursement of their reasonable and necessary moving expenses and actual direct losses of property. Further details are available from the Relocation Office of the Jersey City Redevelopment Agency.

6. OTHER PAYMENTS

The Housing Act of 1964 contains a provision which permits Relocation Adjustment Payments to help certain families and elderly individuals when they move because of urban renewal activities. This payment is in addition to payment for moving expenses.

To obtain a relocation adjustment payment:

- (a) You must file an application for low rent public housing.
- (b) Your application for low rent public housing must be refused and you are unable to obtain an apartment in low-rent public housing.
- (c) Your total family income or your income as an elderly individual is within certain specified limits.
- (d) You are living in a decent, safe and sanitary private dwelling at the time the payment is made.
- (e) Your claim for the payment is submitted within 60 days of the date you move from the urban renewal area.

7. PREFERENCE IN LOW RENT PUBLIC HOUSING

If you meet the entrance requirements you will be given special preference for admission to low rent public housing. It is to your interest to file an application for low rent public housing. A member of our Relocation Staff will assist you in filing your application.

8. SELF-RELOCATION

Although the Relocation Office will assist you, you will probably have the best success in finding the kind of housing unit you want by looking yourself. Upon finding a suitable apartment, you should notify the Relocation Office giving your proposed new address. The Relocation Staff will inspect the housing unit and advise you as to whether the housing unit meets the established standards. If the standards are not met, the Jersey City Redevelopment Agency will continue to help you find a suitable unit. The Relocation Office receives a listing of FHA and VA acquired properties in our office for your use and we will refer families to these units which are suitable.

9. POLICY ON EVICTION

Legal action to compel a family, to move will only be a last resort and will be undertaken only under the following circumstances.

- (a) Failure of an individual or family to recognize an obligation to pay rent.
- (b) The maintaining of a nuisance or use of premises for illegal purposes.
- (c) A breach of the rental agreement.
- (d) Refusal of an individual or family to consider without adequate reason, accommodations meeting relocation standards.
- (e) The failure of an individual or family to cooperate with the Redevelopment Agency. An example would be refusal to admit a member of the Relocation Staff to the home coupled with persistent evasion of attempts made by the Redevelopment Agency to reach the family by other reasonable means.

These are the facts. Do not listen to rumors. If you have questions or need help, do not wait but go immediately to the Relocation Office.

Our staff is interested in helping you.

JERSEY CITY REDEVELOPMENT AGENCY

611 SUMMIT AVENUE

JERSEY CITY, N.J.

OL 6-0517

INFORMATIONAL STATEMENT

Form X1

Henderson Street
N.J. R-13 Code No. R-222

Re: Informational Statement to
Business Owners in the
Henderson Street Urban Renewal Area

Dear Sir:

The business which you are operating is located in a Federally assisted Urban Renewal Project Area. The redevelopment of this area is the responsibility of the Jersey City Redevelopment Agency.

This means to you:

If you own the building in which your business is located, the Redevelopment Agency will acquire your building and pay its fair market value determined by independent appraisal.

If you do not own the building in which your business is located, the Redevelopment Agency will become your temporary landlord upon purchase of the building from its owner.

You will be permitted to continue operating your business as a lessee of the Agency and will pay a monthly rental for such continued use. It is not possible at this time to indicate how long you will be permitted to continue your business at the present location. However, you will receive further notice.

Where required to move, you may apply for payment of the actual amount of moving expenses and any direct loss of property up to \$3,000. You may apply for payment of moving expenses up to \$25,000. The tenant must give us thirty (30) days written notice before a move is made.

In addition to payments for moving expenses and any actual direct loss of property, the Housing Act of 1965 contains a provision which permits a Small Business Displacement Payment of \$2,500 to be made to a certain business concern which moves because of urban renewal activities.

The following eligibility requirements must be met:

1. The concern was doing business in the urban renewal area on _____, and was an occupant of the property on _____.
2. The concern completed its move from the urban renewal area on or after August 10, 1965.

3. The concern was not part of an enterprise having two or more establishments outside the urban renewal area.
4. The concern filed an income tax return with the Internal Revenue Service for the two years preceding displacement.
5. Average annual gross receipts or sales exceeded \$1500.
6. Average annual net income, before taxes and plus certain salaries, wages, and other compensation was less than \$10,000.

The Relocation Staff of the Renewal Agency is here to assist you and inform you in greater detail than permitted here, of the condition under which payments are made.

R-224 PROJECT IMPROVEMENTS REPORT

Submitted herewith

Henderson Street
N.J. R-13 Case No. 224

NARRATIVE SUPPORTING LINE 9 OF FORM H-6220

A. Demolition of Buildings

The estimated cost of the demolition of buildings is included on Form H-6220, Project Expenditures Budget.

The estimated cost is based on a calculation of the total cubic feet of buildings and structures differentiated by type of construction, i.e., wood frame, masonry and fireproof. Unit costs per cubic foot of demolition were used as a factor for each type of construction. These are \$.025, \$.03 and \$.08, respectively, and are based on local experience in this activity.

The total building demolition estimates are as follows:

<u>Type of Construction</u>	<u>Cost Estimates</u>
Wooden Frame	\$ 15,905.
Masonry	241,374.
Fireproof	<u>352.</u>
Total Demolition Cost	<u>\$257,631.</u>

B. Other Site Clearance Cost

1. Electric Distribution System

It is proposed that all overhead electric distribution lines within the Project Area be relocated underground.

The letter from Public Service Electric and Gas Company, dated February 9, 1966, included herein as Exhibit 'A' indicates that the total cost for this relocation after deducting salvage amounts to \$440,000. The Jersey City Redevelopment Agency claims 100% eligibility for this cost. (Refer to Code No. R-231 for a legal opinion from the General Counsel of the Jersey City Redevelopment Agency dated January 20, 1966 establishing what the utility company may or may not legally be required to do at its own expense).

2. Gas Distribution System

The gas distribution system will require relocation in order to serve the Project Area in accordance with the Urban Renewal Plan. The letter from Public Service Electric and Gas Company dated March 30, 1966, included herein as Exhibit 'B' indicates that the total cost for this relocation will be \$30,305. The Jersey City Redevelopment Agency claims 100% eligibility for this cost. (Refer to Code No. R-231 for a legal opinion from the General Counsel of the Jersey City Redevelopment Agency dated January 20, 1966 establishing what the utility company may or may not legally be required to do at its own expense.)

3. Telephone Communications System

It is proposed that all overhead telephone lines within the Project Area be relocated underground. The letter from New Jersey Bell Telephone Company dated January 24, 1966, included herein as Exhibit 'C' indicates that the total cost for this relocation will be \$140,000. The Jersey City Redevelopment Agency claims 100% eligibility for this cost. (Refer to Code No. R-231 for a legal opinion from the General Counsel of the Jersey City Redevelopment Agency dated January 20, 1966 establishing what the utility company may or may not legally be required to do at its own expense.)

Total Other Site Clearance Cost	\$610,305
TOTAL SITE CLEARANCE COST	\$867,036

NARRATIVE SUPPORTING LINE 10 OF FORM H-6220 AND SUPPORTING SCHEDULE
ON PAGE 3 OF FORM H-6220.

A. Street Improvements

1. New Streets

a. Identification

1) A new street will be provided running diagonally from the intersection of Grove Street and Ninth Street to the intersection of existing Pavonia Avenue and to-be-widened Henderson Street.

b. Scope, Character and Design

The proposed diagonal street will be excavated to a depth of eight (8) inches and will be provided with a 6-inch gravel base and a topping of two (2) inches of FABC. Curbs will be constructed of concrete to a width of eight (8) inches. Sidewalks will be constructed of concrete to a depth of four (4) inches.

c. Justification

The proposed diagonal street is necessary to achieve urban renewal objectives for this area. This street will serve to reroute southbound traffic from Grove Street to a widened Henderson Street thus removing through traffic from a local residential street.

The street as proposed conforms in all respects with local standards.

d. Estimated Cost

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Eligibility</u>	<u>Eligible Cost</u>
Pavement	420 l.f.	\$ 43.10	\$ 18,122.	100%	\$ 18,122.
Curb	200 l.f.	3.00	2,700.	100	2,700.
Sidewalk	8,500 sq.ft.	0.75	\$ 6,375.	100	\$ 6,375.
Total Proposed					
Diagonal Street Improvements			27,177.	100	27,177.

2. Existing Streets To Be Reconstructed

a. Identification

- 1) The following streets will be completely reconstructed:
 - a) Henderson Street (right-of-way to be widened)
 - b) Sixth Street (roadway to be widened)

b. Scope, Character and Design

The two streets to be reconstructed will be excavated to a depth of eight (8) inches and will be provided with a 6-inch gravel base and a topping of two (2) inches of FABC. Curbs will be constructed of concrete to a width of eight (8) inches. Sidewalks will be constructed of concrete to a depth of four (4) inches.

c. Justification

The streets in the Project Area are among the oldest in the City. In order to achieve urban renewal objectives for this area it is necessary to widen and improve these streets so that they may be adequate for the functions they perform.

Henderson Street is to be a major north-south street with a right-of-way of 120 feet and a center

divider separating opposite traffic movements. Sixth Street is to be a collector street with a widened pavement in the existing 60-foot right-of-way. The base courses are of inadequate construction and all of the pavements are characterized by high crowns as a result of numerous resurfacings. Curbs and sidewalks are cracked in numerous areas and are uneven because of settling over the years. Widening and reconstruction are necessary to insure adequate street facilities in keeping with the proposed construction of new buildings in the Project Area.

d. Estimated Cost

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Total Cost</u>	<u>Eligibility %</u>	<u>Eligible Cost</u>
1. <u>Henderson Street</u>		\$	\$	% \$	
Pavement	2,300	1.f.	54.57	125,511.	50 62,755.
Curb	7,100	1.f.	3.00	21,300.	50 10,650.
Sidewalk	53,352	sq. ft.	0.75	40,014.	50 20,007.
Water Gates	50		50.00	2,500.	50 1,250.
Manhole Heads	31		50.00	1,550.	50 775.

Total Henderson Street Improvements 190,875. 50 95,437.

2. Sixth Street

Pavement	460	1.f.	25.40	11,684.	100 11,684.
Curb	920	1.f.	3.00	2,760.	100 2,760.
Sidewalk	6,900	sq.ft.	0.75	5,175.	100 5,175.
Water Gates	2		50.00	100.	100.

Total Sixth Street Improvements 19,719. 100 19,719.

Total Street Reconstruction Improvements 210,594. 115,156.

3. Existing Streets To Be Repaved
And Sidewalk To Be Reconstructed

a. Identification

1) The following streets will be repaved.

- a) Ninth Street
- b) Eighth Street
- c) Second Street
- d) Grove Street (between Second Street
and Fourth Street)

2) The sidewalk on the east side of Grove
Street will be reconstructed from Second
Street to Ninth Street.

b. Scope, Character and Design

The roadways of all of these streets will be
skin-coated with two (2) inches of FABC. The
sidewalk on the east side of Grove Street
will be constructed of concrete to a depth
of four (4) inches.

c. Justification

The streets in the Project Area are among the
oldest in the City. The pavements are cracked
in numerous areas. The sidewalk in Grove Street
is cracked in many places and is uneven because
of settling over the years. Repaving as indicated
and reconstruction of the Grove Street sidewalk
are necessary to insure adequate street facili-
ties in keeping with the proposed construction
of new buildings in the Project Area.

d. Estimated Cost

Item	Quantity	Unit Cost	Total Cost	Eligibility %	Eligible Cost
<u>1. Ninth Street</u>					
Pavement	170 tons FABC	14.00	2,380	50	1,190.
<u>2. Eighth Street</u>					
Pavement	170 tons FABC	14.00	2,380	100	2,380.
<u>3. Second Street</u>					
Pavement	170 tons FABC	14.00	2,380.	50	1,190.
<u>4. Grove Street</u>					
Pavement (between Second Street and Fourth Street)					
	230 tons FABC	14.00	3,220.	50	1,610.
Sidewalk (between Second Street and Ninth Street; east side only)					
	1,910 l.f.	11.00	<u>21,010.</u>	<u>50</u>	<u>10,505.</u>
Total Grove Street Improvements			24,230.	50	12,115.
Total Repaving and Sidewalk Improvements			31,370.		16,875.
TOTAL STREET IMPROVEMENTS			<u>269,141.</u>		<u>159,208.</u>

B. Sewer System Improvements

1. Identification

The existing sewers will be replaced in the following locations:

- a. Eighth Street - from Grove Street to Henderson Street
- b. Grove Street - from Pavonia Avenue to Eighth Street
- c. Grove Street - from Fourth Street to Second Street
- d. Second Street - from Henderson Street to Provost Street.

2. Scope, Character and Design

The existing sewers and manholes in the above named streets will be replaced with new improvements as itemized under "Estimated Cost".

3. Justification

All of the sewerage facilities proposed for replacement are close to one hundred years old, functionally obsolete, in need of repair, and, in the majority of cases, of inadequate size. In addition, new connections will be necessitated by the abandonment of facilities in the streets to be vacated.

4. Estimated Cost

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Eligibility %</u>	<u>Eligible Cost</u>
<u>a. Eighth Street</u>					
96" Sewer	500 1.f.	961.50	480,750.	100	480,750.
Manholes	3	900.00	2,700.	100	2,700.
<u>b. Grove Street (from Pavonia Avenue to Eighth Street)</u>					
96" Sewer	280 1.f.	961.50	269,220.	50	134,610.
Manholes	1	900.00	900.	50	450.
<u>c. Grove Street (from Fourth Street to Second Street)</u>					
72" Sewer	550 1.f.	665.01	366,250.	50	183,125.
Manholes	2	900.00	1,800.	50	900.
<u>d. Second Street (from Grove Street to Henderson Street)</u>					
96" Sewer	500 1.f.	1,187.50	593,750.	50	296,875.
Manholes	3	900.00	2,700.	50	1,350.
<u>e. Second Street (from Henderson Street to Provost Street)</u>					
96" Sewer	400 1.f.	1,187.50	475,000.	50	237,500.
Manholes	1	900.00	900.	50	450.
<u>TOTAL SEWER SYSTEM IMPROVEMENTS</u>					
			<u>2,103,970.</u>		<u>1,038,710.</u>

C. Storm Drainage Improvements

1. Identification

Although Jersey City is served by a combined Sanitary Sewer and Storm Drainage System, for the purpose of clarity, the improvements to the latter are itemized separately herein. In conjunction with the reconstruction of streets and the provision of new sewers, catch basins will be provided in the following streets:

- a. Henderson Street
- b. Grove Street
- c. Ninth Street
- d. Eighth Street

2. Scope, Character and Design

Reconstruction of the streets and the provision of new sewers within the Project Area will be accompanied by improvements to storm drainage i.e., catch basins and their connections to sewers as outlined under "Estimated Cost".

3. Justification

The inclusion of new storm drainage facilities is necessary for proper drainage in the Project Area. The provision of these facilities in conjunction with the reconstruction of streets and the improvements in the sewer system is not only advisable but necessary for the successful completion of the urban renewal project.

4. Estimated Cost

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u> \$	<u>Total Cost</u> \$	<u>Eligibility %</u>	<u>Eligible Cost</u> \$
<u>a. Henderson Street</u>					
Catch Basins	55	450.	24,750.	50	12,375.
<u>b. Grove Street</u>					
Catch Basins	10	450.	4,500.	50	2,250.
<u>c. Ninth Street</u>					
Catch Basins	1	450.	450.	50	225.
<u>d. Eighth Street</u>					
Catch Basins	4	450.	<u>1,800.</u>	100	<u>1,800.</u>
<u>TOTAL STORM DRAINAGE IMPROVEMENTS</u>					
			<u>31,030.</u>		<u>15,850.</u>

D. Water Distribution and Fire Hydrants

1. Identification

The water distribution facilities will be improved as follows:

- a. Proposed Diagonal Street - Grove Street to Henderson Street (new facility)
- b. Second Street - Grove Street to Henderson Street (replacement)
- c. Pavonia Avenue - Grove Street to Henderson Street (Abandonment)
- d. Seventh Street - " "
- e. Fifth Street - " "
- f. Fourth Street - " "
- g. Third Street - " "

2. Scope, Character and Design

Replacement and improvement of water distribution facilities will be made in conjunction with the repair and improvement of streets. A new 12" main will be installed in the proposed diagonal street and the 6" main in Second Street will be replaced by a new 12" main. All the other identified streets are to be vacated and the mains located in these rights-of-way are to be abandoned.

3. Justification

The new main in the proposed diagonal street is necessary to complete the interconnections in the Project Area and as a replacement for the two mains that will be abandoned with the vacation of Pavonia Avenue. The new main in Second Street will replace an undersized main and provide a minimum 12" main system.

to accommodate the demands of the area.

4. Estimated Cost

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Eligibility %</u>	<u>Eligible Cost</u>
<u>Item</u>					
a. <u>Diagonal Street</u>					
12" Main	550	1.f. 12.00	6,600.	100	6,600.
20"x12"					
Wet Cut	1	991.00	991.	100	991.
Hydrant	1	500.00	<u>500.</u>	100	<u>500.</u>
Total Diagonal Street Improvements			8,091.		8,091.
b. <u>Second Street</u>					
12" Main	460	1.f. 12.00	5,520.	50	2,760.
20"x12"					
Wet Cut	1	991.00	991.	50	495.
Hydrant	1	500.00	<u>500.</u>	50	<u>250.</u>
Total Second Street Improvements			7,011.		3,505.
c. Pavonia Avenue)					
Seventh Street)					
Fifth Street (Mains to be abandoned.					
Fourth Street)					
Third Street)					
Cutting off Mains	5	741.20	3,706.	100	3,706.
Removing Hydrants	13	100.35	<u>1,305.</u>	100	<u>1,305.</u>
Total Abandonment Costs			5,011.	100	5,011.
d. Engineering and Other Contingencies					
	(15%)	3,017.			2,491.
TOTAL WATER DISTRIBUTION AND HYDRANT IMPROVEMENTS			<u>23,130.</u>		<u>19,213.</u>

E. Traffic Lights

1. Identification

Sixteen new traffic lights are proposed for the Project Area. These traffic lights will be located at important intersections within the Project Area.

2. Scope, Character and Design

At each of the eight (8) locations two four-way adjustable three-light signals will be installed. Each of the sixteen signals will be suspended from 20' aluminum mast arms mounted on 20' aluminum poles with the controls interconnected.

3. Justification

The volume of traffic in the area and particularly on Henderson Street justifies traffic lights at important intersections. The lights will be synchronized to permit a maximum flow of traffic on the more important arteries.

4. Estimated Cost

Item	Quantity	Unit Cost	Total Cost	Eligibility %	Eligible Cost
Traffic Lights	16	1,725.	27,600.	50	13,800.
Grove St. Excavations and Conduit	2100 l.f.	4.60	9,660.	50	4,830.
Henderson St. Conduits	2000 l.f.	2.30	4,600.	50	2,300.
TOTAL TRAFFIC LIGHT IMPROVEMENTS		41,860.		50	20,930.

F. Traffic Control and Street Name Signs

1. Identification

Fifty-five new traffic control signs are proposed for the Project Area. These signs will be located at all intersections and wherever else necessary for the control of traffic and safety of the Project Area. A total of fifty-two new street name signs on twenty-six poles are to be installed at the intersections in the Project Area.

2. Scope, Character and Design

Traffic control signs are alodine aluminum signs with reflectorized facings mounted on 2" standard galvanized pipe 10' 6" long and capped on one end.

The street name signs are Lyle signs, Model G-300, complete and mounted on 15-foot cast iron poles 3" in diameter.

3. Justification

The volume of traffic in the area and particularly on Henderson Street justifies traffic control signs for the safety of pedestrians and drivers and the efficient movement of traffic.

The present street name signs in the area are old. New signs are justified in conjunction with the overall improvements in the area.

4. Estimated Cost

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Eligi-bility %</u>	<u>Eligible Cost</u>
Traffic Signs	55	20.00	1,100.	50	550.
Street Name Signs	52	27.50	1,430.	50	715.
TOTAL TRAFFIC AND STREET NAME SIGN IMPROVEMENTS			<u>2,530.</u>	50	<u>1,265.</u>

G. Fire Communications System

1. Identification

The existing fire alarm signal stations now on poles will be replaced and relocated on pedestals.

Four new signal stations will be installed to supplement the existing stations.

2. Scope, Character and Design

The fire alarm boxes are three-fold Gamewell boxes with weatherproof telephones, mounted on cast aluminum stanchions and cast aluminum pedestal bases, serviced by underground cable.

3. Justification

The rearrangement and expansion of the fire communication system is justified in terms of maximum safety and protection of the area and in the provision of a system that conforms with the standards of the National Board of Fire Underwriters.

4. Estimated Cost

Item	Quantity	Unit Cost	Total Cost	Eligibility %	Eligible Cost
Exist. Fire Alarm Signal Stations	8	1,050.	8,400.	50	4,200.
New Fire Alarm Signal Stations	4	875.	3,500.	50	1,750.
Conduit	1,800 l.f.	10.	18,000.	50	9,000.
Cable	3,000 l.f.	1.20	<u>3,600.</u>	50	<u>1,800.</u>
TOTAL FIRE COMMUNICATION SYSTEM IMPROVEMENTS			<u>32,500.</u>	50	<u>16,750.</u>
TOTAL PROJECT IMPROVEMENTS			2,505,631.		1,572,611.
Engineering Design & Supervision of Construction (10%)			<u>250,563.</u>		<u>157,261.</u>
			<u>2,855,194.</u>		<u>1,723,872.</u>

BB-2001 (EG SA)

Public Service Electric and Gas Company

80 Park Place, Newark, New Jersey 07101

February 9, 1966

Mr. Charles C. Nathanson
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey 07306

Dear Mr. Nathanson:

HENDERSON STREET URBAN RENEWAL PROJECT

In response to your request of December 29, 1965, to Mr. Robert Seugling we have prepared cost estimates for relocating our electrical facilities in the Henderson Street Urban Renewal Project.

The cost for an underground relocation within the boundaries of the Project amounts to \$451,000 less \$11,000 for salvage, or a total of \$440,000. These figures do not include any costs for providing services to any of the proposed buildings and, pending firm plans from your office, are to be considered as very preliminary.

No overhead relocation costs are offered since, as was previously discussed with your office, there is no practical overhead plan.

Any reference to any prior letters in connection with this area is invalid since the plans for the area are considerably changed - both as to geography and type of acceptable electrical rearrangement.

If you have any further questions relative to this project, please call Mr. F. P. Farinella, Market 2-7000, Extension 3559.

Very truly yours,

JJ Glatzel
J. J. Glatzel

General Superintendent of Distribution
Electric Department

By

h E D

Public Service Electric and Gas Company

80 Park Place, Newark, New Jersey 07101

March 30, 1966

Mr. Charles C. Nathanson
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey 07306

Dear Mr. Natanson:

HENDERSON STREET URBAN RENEWAL PROJECT - NJR - 13

In compliance with your request of December 29, 1965 enclosed is an estimate and drawing covering the cost of removal, reconstruction, alteration and relocation of our gas distribution facilities to accommodate the construction of the Henderson Street Urban Renewal Project.

Our estimated cost of \$30,300 is based on labor and material costs for work which is to be performed prior to July 1, 1966. For each additional fiscal year (July 1 to June 30) the total estimated cost should be increased by 5%.

In order to proceed with the work, we must receive your written authorization to bill the Jersey City Redevelopment Agency for the actual costs incurred, computed in accordance with our standard procedure for billing work done at the expense of others.

We would appreciate your acknowledgement of the receipt of this estimate by signing and returning the enclosed copy of this letter.

Very truly yours,

Jean H. Miller *JH-*
Jean H. Miller

General Superintendent of Distribution
Gas Department

FD:KW
Encl.

NEW JERSEY



BELL TELEPHONE COMPANY

E. G. HOCH, JR.
DISTRICT ENGINEER

26 JOURNAL SQUARE, JERSEY CITY 6, N. J.
AREA CODE 201 • TELEPHONE: ASK OPERATOR FOR: 434- OFFICIAL 63

January 24, 1966

Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey

Gentlemen:

Attached is one copy of your site plans entitled, "Henderson Street Urban Renewal Area, Project No. N. J. R. - 13, Jersey City Redevelopment Agency," upon which has been indicated existing and proposed construction of the New Jersey Bell Telephone Company.

Upon your request, we are submitting a cost estimate to remove all aerial telephone plant within your project boundary lines, and place new telephone plant underground. The costs are estimated at today's wages and material costs and are contingent on a complete removal in each parcel of land. A higher cost would occur if we are forced to serve individual subscribers who refuse to move from the area.

The following is a general plan which was used to compile the estimate of costs:

1. Removal of all poles, cables, and wire within the project boundary.
2. Rebuild our existing manhole at Grove and Ninth Streets.
3. Build four (4) manholes on Henderson Street.
4. Place conduit and cable between Ninth and Grove Streets to Pavonia Avenue and Henderson Street.
5. Place conduit and cable from Pavonia Avenue and Henderson Street east to Provost Street and Pavonia Avenue.
6. Place conduit and cable from Pavonia Avenue south to Second Street along Henderson Street.

7. Place subsidiary conduit and cable from a manhole at Second and Henderson Streets to a pole which will feed subscribers east of Henderson Street.
8. Place subsidiary conduit and cable from a manhole at Fourth and Henderson Streets to feed "Armour Company."
9. Place subsidiary conduit and cable from a manhole at Sixth and Henderson Streets east along Sixth Street to a pole which will also feed subscribers east of Henderson Street.
10. Place subsidiary conduit and cable from a manhole at Provost Street and Pavonia Avenue to a pole on Provost Street and place a new aerial cable south on Provost Street to Seventh Street, then extend a cable west on Seventh Street to Henderson Street.
11. Place subsidiary conduit and cable from our manhole at Sixth and Grove Streets west to a pole on Sixth Street and extend a cable west on Sixth Street to Erie Street, then north to Seventh Street where we will tie into an existing cable.
12. Place subsidiary conduit and cable from our manhole at Eighth and Grove Streets east along Eighth Street to St. Anthony's School.

The placing of the required conduit and cable will permit all subscribers in the renewal area to be fed underground and will permit the Telephone Company to reroute its cables which are presently running underground from Grove Street to Henderson Street along Pavonia Avenue.

If the New Jersey Bell Telephone Company is required to perform this work, all costs will be billed directly to the Jersey City Redevelopment Agency, City of Jersey City, Hudson County, New Jersey, rather than billing individual contractors.

Prior to the start of this project, it would be beneficial to both parties, if we could meet and agree on a proper procedure which can be followed throughout the program.

If we can be of any further assistance in this matter, please do not hesitate to contact us.

Very truly yours,

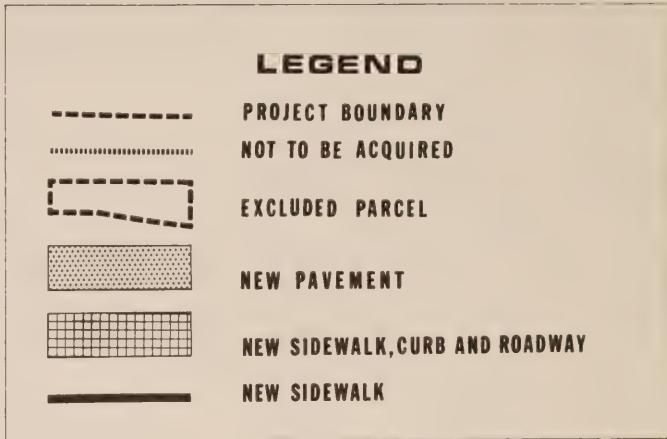
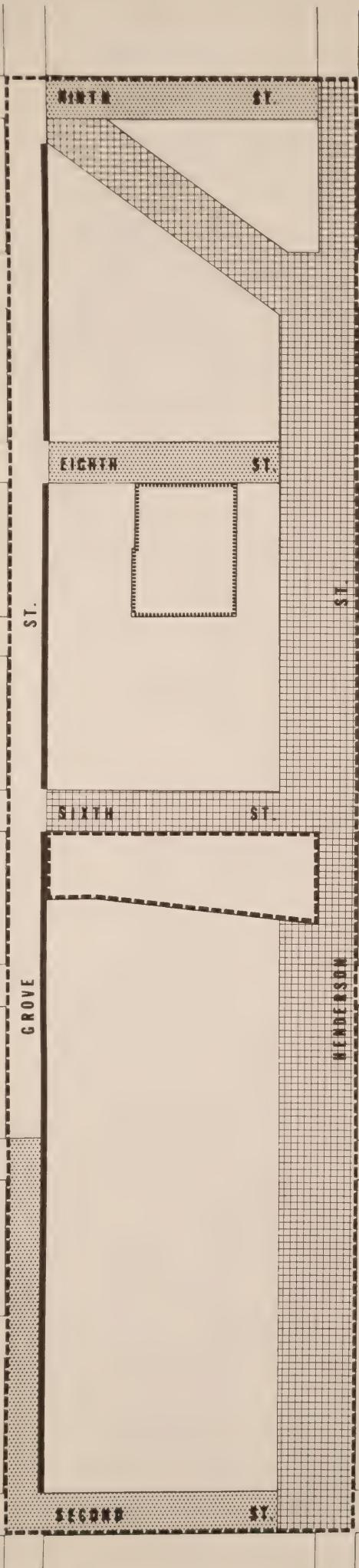

S. G. Hock
District Engineer

GJCray:CMM

Attachment

SUMMARY OF ESTIMATED COSTS

1. Removal of poles, cable and wire	\$ 6,395.00
2. Build four (4) manholes	8,000.00
3. Rebuild one (1) manhole	5,600.00
4. Build main conduit	62,747.00
5. Build subsidiary conduit	20,046.00
6. Reroute existing cables (Aerial and Underground)	<u>22,827.00</u>
	\$125,615.00
Add Contingencies	<u>14,385.00</u>
Total	\$140,000.00



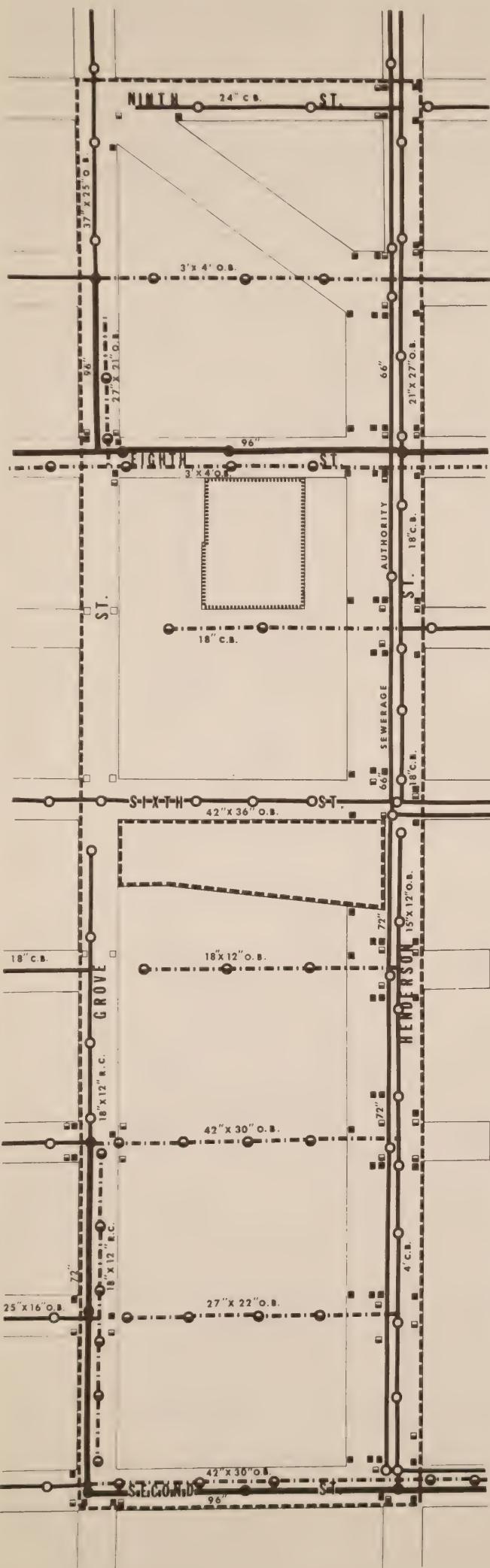
STREET IMPROVEMENTS MAP

S.D. MAP NO. 4

HENDERSON STREET URBAN RENEWAL AREA
PROJECT NO. NJR-13
JERSEY CITY REDEVELOPMENT AGENCY
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: APRIL, 1966

CODE NO.: R-224



100 30 0 100 200 300
SCALE IN FEET

LEGEND

- PROJECT BOUNDARY
- NOT TO BE ACQUIRED
- EXCLUDED PARCEL

	EXISTING TO REMAIN	EXISTING TO BE ABANDONED	PROPOSED
SEWERS	—	—
MANHOLES	○	●	●
CATCH BASINS	□	■	■

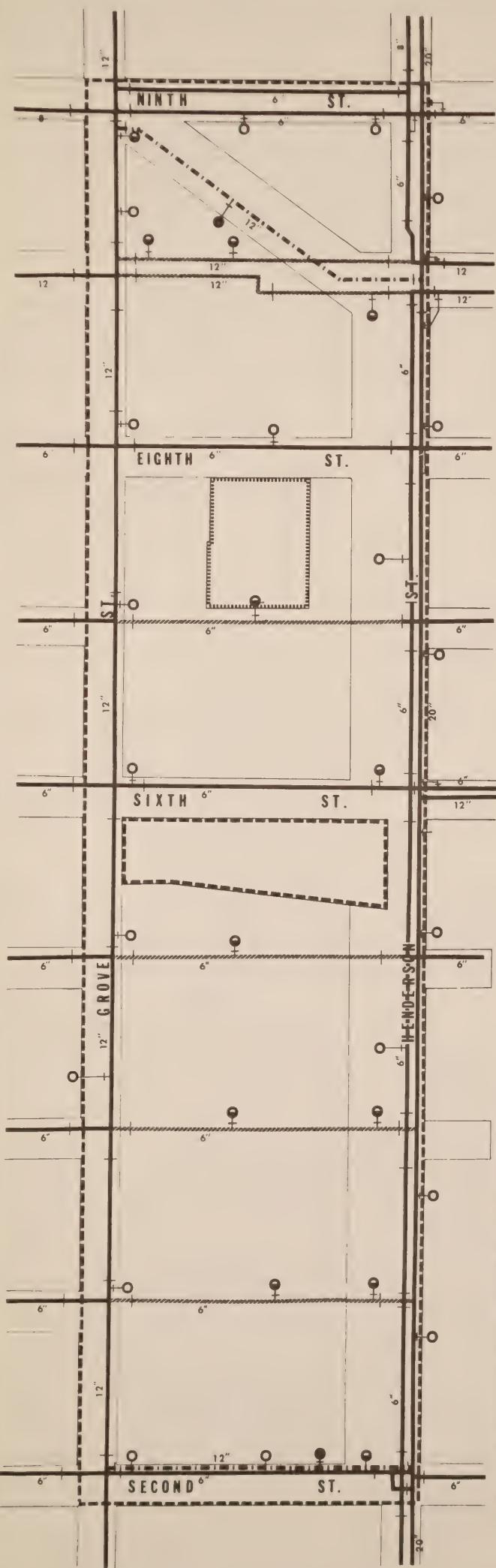
SEWER SYSTEM MAP

S.D. MAP NO. 5

HENDERSON STREET URBAN RENEWAL AREA
PROJECT NO. NJR-13
JERSEY CITY REDEVELOPMENT AGENCY
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: APRIL, 1966

CODE NO.: R-224



100 50 0 100 200 300
SCALE IN FEET

LEGEND

- PROJECT BOUNDARY
- NOT TO BE ACQUIRED
- EXCLUDED PARCEL

	EXISTING TO REMAIN	EXISTING TO BE ABANDONED OR REMOVED	PROPOSED
MAINS	—	-----
HYDRANTS	○	○	●

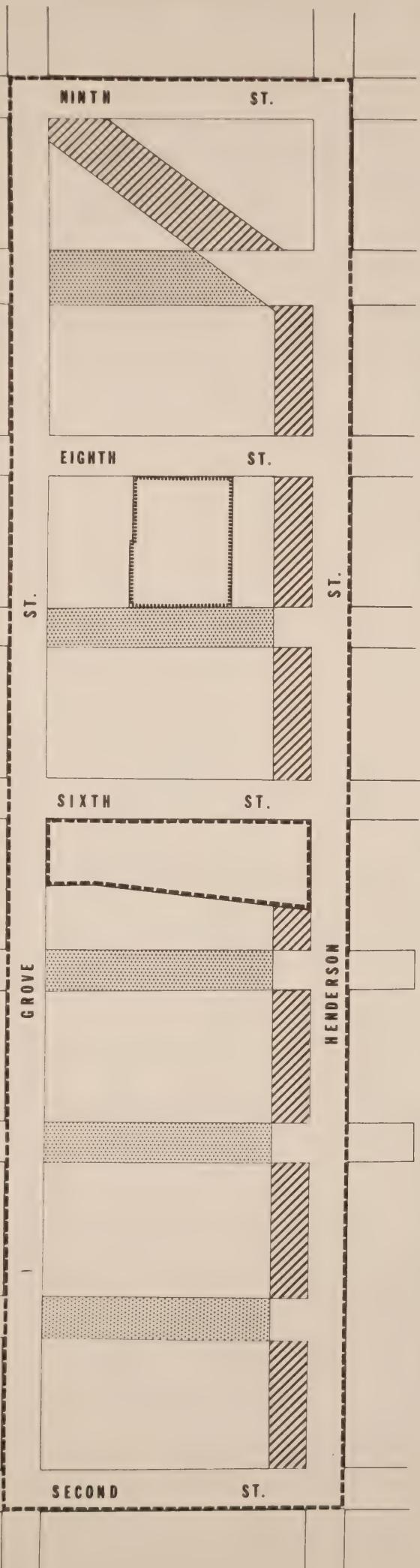
WATER MAP

S.D. MAP NO. 6

HENDERSON STREET URBAN RENEWAL AREA
PROJECT NO. NJR-13
JERSEY CITY REDEVELOPMENT AGENCY
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: APRIL, 1966

CODE NO.: R-224



100 50 0 100 200 300
SCALE IN FEET

LEGEND

- PROJECT BOUNDARY
- NOT TO BE ACQUIRED
- [Dashed rectangle] EXCLUDED PARCEL
- [Diagonal hatching] RIGHT-OF-WAY TO BE DEDICATED
- [Stippling] RIGHT-OF-WAY TO BE VACATED
- RIGHT-OF-WAY TO REMAIN

RIGHT-OF-WAY ADJUSTMENT MAP

S.D. MAP NO. 7

HENDERSON STREET URBAN RENEWAL AREA

PROJECT NO. NJR-13

JERSEY CITY REDEVELOPMENT AGENCY
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: APRIL, 1966

CODE NO.: R 224

P-225 LAND DISPOSAL REPORT

Submitted herewith

Henderson Street
N.J. R-13 Code No. 225

R-225 LAND DISPOSAL REPORT

1. Appraisal Report

The Land Utilization and Marketability Study is being submitted under separate cover. The re-use appraisals are to be submitted at a later date under separate cover.

Disposition estimates are based on discussions with appraisers and are in accordance with LPA Letter No.

202. Submitted herewith are letters indicating the disposition estimates from two local appraisers. The lower of the disposition estimates has been selected for establishing the basis for LPA estimates and the Financing Report, R-226. The completed re-use appraisal reports will contain comments as to marketability of the project.

The appraisal report will cover four parcels to be disposed of for private redevelopment, seven ancillary parcels which will be purchased by the City of Jersey City for street widening purposes, and one parcel which will be an interior street.

2. Availability of Mortgage Financing

Mortgage financing for the contemplated private development is readily available. The supply of equity and mortgage capital is ample. This Agency has been in contact with local lending institutions and finds that they are favorably disposed to participation in mortgage financing in the Project Area.

3. Tabulation of Land Disposal Estimates

Submitted herewith.

4. Differences between Appraiser's Estimates and LPA Estimate

Not Anticipated.

5. Site Clearance or Project Improvements
To Be Provided by Redeveloper

The redeveloper will not provide any site clearance
or project improvements.

6. Proposed Limitation of Taxation

All parcels in the Project Area are to be sold for
redevelopment pursuant to this Urban Renewal Plan
and will be taxed in accordance with local law.

Partial tax abatement in accordance with the provisions
of the Limited Profit Housing Company Law (Article II
of the Private Housing Finance Law) may be granted to
the redeveloper, organized under the provisions of such
law, for the construction of housing for persons of
moderate income.

7. Prohibition of Racial Restrictions

The Jersey City Redevelopment Agency will include a
covenant and other appropriate requirements in every
deed or lease prohibiting the execution of any covenant,
agreement, or other instrument restricting the sale,
lease, occupancy or use of any real estate in the Project
Area, upon the basis of race, religion, or national
origin.

8. Preliminary Plat

A preliminary plat showing the tentative disposal parcels
including boundaries, areas in square feet, and redevelopment
uses is submitted herewith and described as

Disposition Map,
S. D. Map No. 8, dated October, 1965.

9. Disposal of Parcels for Public and
Nonprofit Institutional Use

Disposition Parcel No. 3 will be conveyed to St. Anthony's Church in order to expand their high school facilities. St. Anthony's is ready to acquire this site for immediate development as soon as it becomes available. The estimated disposal price is \$.60 per square foot or a total of \$76,235. This contemplated disposal is not of critical importance to the Project Area and this parcel can be redeveloped for residential use in the event this disposal does not materialize. Immediately following this section is a letter from St. Anthony's indicating their intent to purchase the subject parcel.

TABULATION OF LAND DISPOSAL ESTIMATES

Redevelopment	Approx. No. Of Parcels	Area In Sq. Ft.	Valuations	
			Appraiser's Estimates	LPA's Estimate
1. Total Uses	12	669,771	\$	\$374,283.
Total public and				
2. Quasi-public uses	9	229,350		99,080.
a. Streets and other public R/W (by dedi- cation)	1	26,141		
b. Streets and other public R/W	7	76,150		22,345. (a)
c. Parks, playgrounds etc. (by dedication)				
d. Parks, playgrounds, etc.				
e. Public utility easements				
f. Low-rent public uses				
g. Other public uses				
.. Nonprofit institutional	1	127,059		76,235.
3. Total Private Uses	3	440,421		275,203.
a. Residential	2	403,921		242,353.
b. Commercial	1	36,500		32,850.
c. Light Industrial				
d. Heavy Industrial				
e. Other				

(a) This figure is based upon 50% purchase by the City for boundary
street parcels 2A, 3A, 3B, 4A, 4B, 4C, and 4D.

Sales
Appraisals
Management
Insurance

LOVE, WANSER & COONEY CO.

Realtors
Complete Real Estate Service



819 BERGEN AVENUE • JERSEY CITY 6, N. J. • HE 4-5300

September 2, 1965

Charles C. Nathanson, Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey

Re: Estimate of Value for Disposition
Parcels 1, 2, 3 and 4
Henderson Street Urban Renewal Project

Dear Mr. Nathanson:

In accordance with your request, I have examined the subject area and the Urban Renewal Plan and controls to be applied in order to provide an estimated disposition price for the subject parcels. Based on my knowledge and experience in the Jersey City real estate market as a broker and appraiser, and as a market study consultant for the subject area several years ago, I consider the approximate fair market value of the disposable parcels to be as follows:

Parcel 1 - Commercial - 36,500 square feet - \$34,700. Total. The highest and best use for this parcel is as presently planned. Based on sales of land in the area together with other market factors the price of \$.95 per square foot represents an approximate fair market value.

Parcel 2 - Residential - 107,950 square feet - \$75,600. Total.

The proposed reuse of residential would be the highest and best use and a fair market value of \$.70 per square foot would represent approximate fair market value.

Parcel 3 - Semi-Public - 127,059 square feet - \$88,900. Total.

Since St. Anthony's School is in the area, the most suitable re-use would be to provide the school expansion space. The approximate fair market value of this parcel would be the same as residential sites 2 and 4, e.g. \$.70 per square foot.

-2-

Parcel 4 - Residential - 295,971 square feet - \$207,000. Total.

The highest and best use for this parcel is residential. Based on market conditions the approximate fair market value for this parcel is \$.70 per square foot.

I have used rounded values in all of the above calculations.

Very truly yours,

LOVE, WANSER & COONEY CO.

Joseph M. Cooney
Joseph M. Cooney

JMC:ac
Enc. Exhibit A

EXHIBIT A

Comparable Sales of Urban Renewal Land in the immediate area

	<u>Use</u>	<u>Price/Sq.Ft.</u>	<u>Area</u>
<u>Gregory Project</u>	Parcel 1 Residential (220) 14 story	.46¢	252,615
	Parcel 2 Residential (220) 14 story	.75¢	156,039
	Parcel 3 Residential (221d3)	.60¢	104,924
 <u>Holland Tunnel Project</u>			
	Parcel 1 Commercial	\$1.40	166,000
	Parcel 2 C & Light Ind.	1.29	184,000
	Parcel 3 C & Light Ind.	1.05	174,000
	Parcel 4 C & Light Ind.	.86	140,586

ARCHITECTS



WILLIAM ROBERTSON & SON

ENGINEERS
APPRaisERS
REALTORS

ESTABLISHED 1854

PHONE HENDERSON 3-0970

777 BERGEN AVENUE . . . JERSEY CITY 6, N. J.

September 8, 1965

Mr. Charles C. Nathanson
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey

Re: Estimate of Value for Disposition
Parcels 1, 2, 3 and 4
Henderson Street Urban Renewal Project

Dear Mr. Nathanson:

In accordance with your request for an estimated disposition price for the subject parcels, I have examined the subject area and the Urban Renewal Plan for the Area in order to provide this estimate of value. Based on my knowledge and experience in the Jersey City Real Estate market as a broker and appraiser, and as an acquisition appraiser for the subject area, I consider the fair market value of the disposable parcels to be as follows:

Parcel 1 - Commercial - 36,500 square feet. The highest and best use of this parcel would be as a gasoline service station or similar type use. Based on sales of land in the area for this use and considering market factors, I believe the fair market value for this parcel to be approximately 90¢ per square foot or a total of \$32,850.

Parcel 2 - Residential - 107,950 square feet. The highest and best use for this parcel would be residential development with approximately 50 families per net residential acre. The approximate fair market value of this disposable parcel is 60¢ per square foot or \$64,770. total.

Parcel 3 - Quasi-public - 127,059 square feet. The most appropriate use for this parcel is for expanding St. Anthony's High School. The most suitable alternative private reuse would be residential and therefore the previously indicated value of approximately 60¢ per square foot or a total of \$76,235 would represent a fair market value.

Parcel 4 - Residential - 295,971 square feet. The highest and best use for this parcel would be residential. Based on sales of

WILLIAM ROBERTSON, JR. M.E., A.I.A., M.A.I.
ARCHITECT, ENGINEER, REALTOR, APPRAISER
CONSULTANT

Mr. Charles Nathanson

September 8, 1965

-2-

land in the area for this use and considering market factors I believe the approximate fair market value for this parcel to be 60¢ per square foot or a total of \$177,583. (Also see Parcel 2).

In arriving at the above values I have given consideration to sales by the Jersey City Redevelopment Agency of parcels which were sold subject to similar restrictions under which the subject lands will be sold.

Gregory Project

Parcel # 1 acquired on March 23, 1961 for \$116,666.00 by Gregory Park Inc. There were 252,615 square feet in this parcel which indicates a price of 46¢/sq.ft.

Parcel # 2 was acquired on February 4, 1965 for \$117,500. by Gregory Park Section # 2, Inc. There were 156,039 square feet in this parcel which indicates a price of 75¢/sq.ft.

Parcel # 3 sold August 5, 1965 for \$63,000.00 to Gregory Park Section # 3, Inc. There were 104,924 square feet in this parcel which indicates a price of 60¢/sq. ft.

Holland Tunnel Project

Parcel # 1 was sold September 18, 1963 to Harvey Gilbert, trading as Henry Hudson Motor Hotel Co. for \$232,000.00. There were 166,000 square feet in this parcel which indicates a price of \$1.40/sq. ft.

Parcel # 2 was sold to Ancott Associates on July 2, 1964 for \$237,000.00. There were 184,000 square feet in this parcel which indicates a price of \$1.29/sq. ft.

Parcel # 3 is under contract to sell dated October 22, 1963 for \$182,567.30 to Ancott Associates Jersey 3 Inc. There were 174,000 square feet in this parcel which indicates a price of \$1.05/sq. ft.

Parcel # 4 is under contract to sell dated October 22, 1963 for \$121,129.20 to Ancott Associates Jersey 4 Inc. There were 140,586 square feet in this parcel which indicates a price of 86¢/sq. ft.

In studying the above sales it is my opinion that the Gregory Park sales are more comparable to the subject land than are the Holland Tunnel Project sales because of differences in location.

Very truly yours,

WILLIAM ROBERTSON, JR.

M. A. I.

WILLIAM ROBERTSON JR., M.E., A.I.A., M.A.I.
ARCHITECT, ENGINEER, REALTOR, APPRAISER
CONSULTANT

WRJr./gl

St. Anthony's R. C. Church
330 Sixth Street
Jersey City 2, New Jersey

August 17, 1965

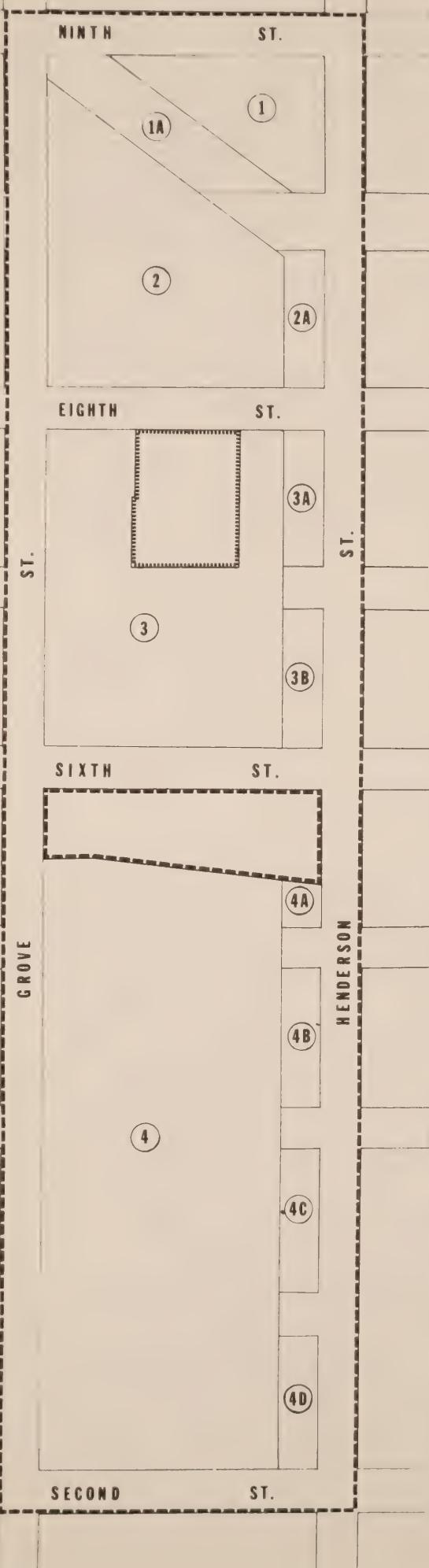
Mr. Charles C. Nathanson
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey 07306

Dear Mr. Nathanson:

This letter is to advise you that St. Anthony's Roman Catholic Church would like to purchase disposition parcel No. 3 in the Henderson Street Urban Renewal Project. It is our understanding that this parcel includes the remainder of City Tax Block 214 on which our school is presently located, all of City Tax Block 213, and the right-of-way of Seventh Street between Henderson and Grove Streets. We also understand that the total area of disposition parcel No. 3 is approximately 127,059 square feet.

We are ready to proceed with construction planning as soon as the land is available.

Very truly yours,
Father Casimir Majewski
FR. MAJEWSKI



100 30 0 100 200 300
SCALE IN FEET

LEGEND

- PROJECT BOUNDARY
- NOT TO BE ACQUIRED
- EXCLUDED PARCEL
- PARCEL NUMBER

DISPOSITION SCHEDULE

DISPOSITION PARCEL	USE	AREA IN SQUARE FEET
1	COMMERCIAL	36,500
1A	RIGHT-OF-WAY	26,141
2	RESIDENTIAL	107,950
2A	RIGHT-OF-WAY	12,050
3	QUASI-PUBLIC (INSTITUTIONAL)	127,059
3A	RIGHT-OF-WAY	12,000
3B	RIGHT-OF-WAY	12,000
4	RESIDENTIAL	295,971
4A	RIGHT-OF-WAY	4,100
4B	RIGHT-OF-WAY	12,000
4C	RIGHT-OF-WAY	12,000
4D	RIGHT-OF-WAY	12,000
TOTAL DISPOSITION AREA		669,771
PROPERTY NOT TO BE ACQUIRED		30,175
RIGHT-OF-WAY NOT TO BE ACQUIRED		379,200
TOTAL PROJECT AREA		1,079,146

DISPOSITION MAP

S.D. MAP NO.8

HENDERSON STREET URBAN RENEWAL AREA

PROJECT NO. NJR-13

JERSEY CITY REDEVELOPMENT AGENCY
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: APRIL, 1966

CODE NO.: R 225

R-226 COST ESTIMATE AND FINANCING REPORT

Submitted herewith

Henderson Street
N.J. R-13 Code No. 226

Page 1 of 4

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION PROJECT COST ESTIMATE AND FINANCING PLAN		PROJECT LOCALITY Jersey City, New Jersey		
<i>INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.</i>		PROJECT NAME Henderson Street Area		
		PROJECT NUMBER N.J. R-13		
SUBMISSION (Check and complete the description which applies)				
<input type="checkbox"/> ACCOMPANIES FINAL PROJECT REPORT DATED _____, 19 _____		REVISES PROJECT COST ESTIMATE AND FINANCING PLAN <input checked="" type="checkbox"/> SUBMITTED BY LPA ON March 31 , 19 66 <input type="checkbox"/> ACCEPTED BY HHFA ON _____, 19 _____		
SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS				
LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA
		<input type="checkbox"/> INITIAL ESTIMATE <input type="checkbox"/> OR LATEST ACCEPTED ESTIMATE	REVISED ESTIMATE (a) (b)	
A-1	ITEM 1 OF GROSS PROJECT COST: TOTAL PROJECT EXPENDITURES (from Form H-6220, line 20)	\$ 3,591,823	\$ 7,511,057	\$
A-2	ITEM 2 OF GROSS PROJECT COST (Non-Cash Local Grants-in-Aid): Cash value of land donations (from Supporting Schedule 1)		42,400	
A-3	Demolition and removal work (from Supporting Schedule 2)			
A-4	Project or site improvements (from Supporting Schedule 3)	150,612		
A-5	Public or supporting facilities (from Supporting Schedule 4)	3,350		
A-6	Other non-cash local grants-in-aid (specify type and breakdown of estimate on attached sheet)			
A-7	TOTAL NON-CASH LOCAL GRANTS-IN-AID (sum of lines 2 through 6)	\$ 153,962	\$ 42,400	\$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line 1 plus 7)	\$ 3,745,785	\$ 7,553,457	\$
A-9	PROCEEDS FROM PROJECT LAND: Sale price of project land to be sold	\$ 583,542	\$ 374,283	\$
A-10	Capital value imputed to project land to be leased			
A-11	Capital value of project land to be retained by LPA			
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines 9, 10, and 11)	\$ 583,542	\$ 374,283	\$
A-13	NET PROJECT COST (line 8 minus 12)	\$ 3,162,243	\$ 7,179,174	\$
A-14	SHARING OF NET PROJECT COST: Net Project Cost of this project (from line 13)	\$ 3,162,243	\$ 7,179,174	\$
A-15	Net Project Cost of other projects (if any) pooled with this project			
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line 14 plus 15)	\$ 3,162,243	\$ 7,179,174	\$
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	1,054,081	2,393,058	
A-18	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool			
A-19	(Equals) Minimum local grants-in-aid required for this project (line 17 minus 18)	\$ 1,054,081	\$ 2,393,058	\$

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (Continued)

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA
		<input type="checkbox"/> INITIAL ESTIMATE OR <input checked="" type="checkbox"/> LATEST ACCEPTED ESTIMATE	REVISED ESTIMATE	
SHARING OF NET PROJECT COST: (Continued)				
A-20	LOCAL GRANTS-IN-AID. THIS PROJECT: Non-cash local grants-in-aid (from line 7)	\$ 153,962	\$ 42,400	\$
A-21	Cash local grants-in-aid	900,119	2,350,658	
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line 20 plus 21) (must be not less than line 19)	\$ 1,054,081	\$ 2,393,058	\$
A-23	PROJECT CAPITAL GRANT (line 14 minus 22)	\$ 2,108,162	\$ 4,786,116	\$
A-24	RELOCATION GRANT (from Form H-6220, line 21)	\$ 212,280	\$ 1,170,375	\$
A-25	TOTAL FEDERAL CAPITAL GRANT (line 23 plus 24)	\$ 2,320,442	\$ 5,956,491	\$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES AND RELOCATION PAYMENTS

LINE NO.	ITEM	ESTIMATE SUBMITTED BY LPA		(Leave blank) ESTIMATE ACCEPTED BY HHFA
		(a)	(b)	
B-1	Total cash requirements for project expenditures and Relocation Payments (line A-1 plus A-24)	\$ 8,681,432		\$
	Cash local grants-in-aid:			
	SOURCE OF CASH	ACTUAL OR ANTICIPATED DATE OF RECEIPT		
B-2	Municipal Urban Renewal Bonds	9/30/67	\$ 797,686	\$
B-3	" " " "	9/30/68	797,686	
B-4	" " " "	9/30/69	797,686	
B-5	Real estate tax credits (from Form H-6220, line 7b)		288,610	
B-6	Total cash local grants-in-aid (sum of lines 2 through 5)	\$		\$
B-7	Total funds to be applied to project expenditures and Relocation Payments from short-term borrowings other than those on line B-9 below			
B-8	Subtotal (line 6 plus 7)		\$ 2,681,668	\$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT (line 1 minus 8)		\$ 5,999,764	\$

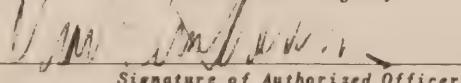
Acceptance of the estimates submitted is hereby requested.

HHFA ACCEPTANCE

The estimates are accepted as indicated in the appropriate columns.

Jersey City Redevelopment Agency

Local Public Agency


Signature of Authorized Officer

Executive Director

Title

March 31, 1966

Date

Regional Director of Urban Renewal, Region _____

Date

SUPPORTING SCHEDULES					
SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)					
IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED CASH VALUE ACCEPTED BY HHFA (d)		
15 Tax Parcels of Land (11 URA Parcels)	City of Jersey City	\$ 42,400	\$		
CASH VALUE OF LAND DONATIONS (Enter on line A-2)			\$ 42,400	\$	
SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NON-CASH LOCAL GRANTS-IN-AID (Include work which has been or will be provided)					
IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED NET COST ACCEPTED BY HHFA (d)		
		\$	\$		
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-3)			\$ NONE	\$	
SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID					
IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA		(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹ % (d)	AMOUNT ((c) X (d)) (e)	% (f) AMOUNT (g)
		\$	\$		\$

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID (Continued)

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹			
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
		\$		\$		\$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)				\$ NONE		\$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹			
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
		\$		\$		\$
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)				\$ NONE		\$

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION PROJECT EXPENDITURES BUDGET		PROJECT LOCALITY Jersey City, New Jersey PROJECT NAME Henderson Street Area PROJECT NUMBER N.J. R-13 BUDGET NUMBER 3			
INSTRUCTIONS: Initial Budget: Prepare original and 8 copies for HHFA. Submit original and 4 copies in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HHFA.					
DATES OF HHFA BUDGET APPROVALS (Complete for revision only)					
Budget No. 1, _____, 19 _____		Latest Approved Budget (No. 2), _____, June 9, 19 64			
LINE NO.	ACTIVITY CLASSIFICATION ¹	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA	
		USE ONLY FOR REVISED BUDGET	BUDGET REQUESTED FOR		
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)	42 MONTHS (c)	BUDGET APPROVED FOR MONTHS (d)
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	\$ 89,100.	\$ 19,387	\$ 108,487.	
2	PROJECT EXECUTION EXPENDITURES: Administration: a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	66,167.	158,138	224,305.	
	b. Travel (R 1410.05)	850.	2,600.	3,450.	
3	Office furniture and equipment (R 1475)	1,020.		1,020.	
4	Legal services (R 1410.024, R 1415)	42,500.	51,377	93,827.	
5	Survey and planning (R 1410.021, R 1430)	38,457.	744	39,201.	
6	Acquisition expenses (R 1410.022, R 1440.02 through R 1440.06)	154,940.	32,360.	187,300.	
7a	Temporary operation of acquired property- Profit (-) or Loss (+) (R 1410.027, R 1448)	86,130.	289,810	375,940.	
7b	Amount included in Line 7a as real estate tax credits (R 1448.038)	98,840.	189,770	288,610.	
8	Relocation costs, excluding Relocation Payments shown on Line 21 (R 1410.023, R 1443)	28,583.	6,315	34,898.	
9	Site clearance-Proceeds (-) or Cost (+) (R 1410.025, R 1450)	242,460.	668,636	911,096.	
10	Project or site improvements (R 1410.026, R 1455)	-0-	1,729,872	1,729,872.	
11	Disposal, lease, retention costs (R 1410.028, R 1445)	13,500.	118,750	132,250.	
12	Rehabilitation and conservation (R 1410.029, R 1460)	-0-		-0-	
13	Interest (R 1420.013, R 1420.02)	160,000.	81,785.	241,785.	
14	Other income (-) (R 1449)	(-)	-0-	(-)	(-)

¹ For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 8 and 12.

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA	
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR 42 MONTHS (c)		
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)			
15	Subtotal (sum of Lines 2 through 14, excluding Line 7b)	\$ 834,607.	3,140,387.	\$ 3,974,994.	\$	
16	Contingencies (for Column (c), not to exceed 15% of Line 15)	1,350.	471,058.	472,408.		
17	Real estate purchases (R 1440.01)	2,639,110.	252,240.	2,891,350.		
18	Project inspection (R 1418)	27,656.	36,162.	63,818.		
19	TOTAL PROJECT EXECUTION EXPENDITURES (sum of Lines 15, 16, 17, and 18)	3,502,723.	3,899,847.	7,402,570.		
20	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) (Line 1 plus 19)	\$ 3,591,823.	\$ 3,919,234.	\$ 7,511,057.	\$	
21	Relocation Payments 100% reimbursable to LPA (R 1501)	\$ 212,280.	\$ 959,085.	\$ 1,170,375.	\$	

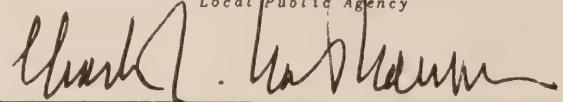
Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Jersey City Redevelopment Agency

Local Public Agency

March 31, 1966

Date



Signature of Authorized Officer

Executive Director

Title

HHFA APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19 ____.

Date

Regional Director of Urban Renewal, Region _____

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA	
	TOTAL COST	CHARGE TO PROJECT		
		%	AMOUNT	
A. Street Improvements	\$269,141.	\$ 159,208.	\$	
B. Sewer System Improvements	2,193,970.	1,338,710.		
C. Storm Drainage Improvements	31,500.	16,650.		
D. Water Distribution and Hydrants	23,130.	19,098.		
E. Traffic Lights	41,860.	20,930.		
F. Traffic Control and Street Name Signs	2,530.	1,265.		
G. Fire Communications System	<u>33,500.</u>	<u>16,750.</u>		
TOTAL PROJECT IMPROVEMENTS	2,595,631.	1,572,611.		
Engineering Design and Supervision of Construction (10%)	<u>259,563.</u>	<u>157,261.</u>		
	<u>2,855,194.</u>	<u>1,729,872.</u>		
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST		\$1,729,872.		\$

Henderson Project

Computation & Justification of Budget Request

Budget No. 3, March 31, 1956

Project Improvements

Item	Total Cost	% Of Eligibility	Project Cost Acct. #1455, Item 1	Eligible Cost
<u>Street Improvements</u>	\$		\$	\$
Proposed Diagonal Street	27,177.	100%	27,177.	
Henderson Street Widening	199,875.	50	95,437.	95,437.
Sixth Street Widening	19,719.	100	19,719.	
Ninth St. Paving & Sidewalks	2,320.	50	1,190.	1,190.
Eighth St. Paving & Sidewalks	2,380.	100	2,380.	
Second St. Paving & Sidewalks	2,380.	50	1,190.	1,190.
Grove St. Paving & Sidewalks	<u>24,230.</u>	<u>50</u>	<u>12,115.</u>	<u>12,115.</u>
Total Street Improvements	<u>269,141.</u>	<u>Var.</u>	<u>159,208.</u>	<u>109,933.</u>
<u>Sewer System Improvements</u>				
Eighth Street sewer	483,450.	100	483,450.	
Grove Street sewer	688,170.	50	319,085.	319,085.
Second Street sewer	<u>1,072,340.</u>	<u>50</u>	<u>536,175.</u>	<u>536,175.</u>
Total Sewer Improvements	<u>2,193,970.</u>	<u>Var.</u>	<u>1,338,710.</u>	<u>855,260.</u>
<u>Storm Drainage Improvements</u>				
Henderson Street	24,750.	50	12,375.	12,375.
Grove Street	4,500.	50	2,250.	2,250.
Ninth Street	450.	50	225.	225.
Eighth Street	<u>1,800.</u>	<u>100</u>	<u>1,300.</u>	
Total Storm Drainage Improvements	<u>31,500.</u>	<u>Var.</u>	<u>16,650.</u>	<u>14,850.</u>
<u>Water Distribution and Hydrants</u>				
Proposed Diagonal Street	8,091.	100	8,091.	
Second Street	7,011.	50	3,505.	3,506.
Abandoned Mains	5,011.	100	5,011.	
Engineering	<u>3,017.</u>	<u>0</u>	<u>2,491.</u>	<u>526.</u>
Total Water Distribution and Hydrants	<u>223,130.</u>	<u>Var.</u>	<u>19,098.</u>	<u>4,032.</u>
Traffic Lights	41,860.	50	20,930.	20,930.
Traffic Control and Street Name Signs	2,530.	50	1,265.	1,265.
Fire Communications System	33,500.	50	16,750.	16,750.
Engineering Design	<u>259,563.</u>	<u>-</u>	<u>157,251.</u>	<u>102,302.</u>
Total Project Improvements	<u>2,855,124.</u>	<u>Var.</u>	<u>1,729,872.</u>	<u>1,125,322.</u>

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

See reverse side for instructions and for Certificate to be completed.

NAME OF LOCAL PUBLIC AGENCY

Jersey City Redevelopment Agency

This Form H-630 supports budget

(H-627) - Form (H-6220) dated _____, 19____. Page 1 of 2 Pages

PROJECT NUMBER (if known)

N.J. R-13

PROJECT LOCALITY

Jersey City, N. J.

BUDGET ACTIVITY CLASSIFICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:				NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET
		PROPOSED (1)	CURRENT (If not equal to amount in Col. 1) (2)	OTHER TITLE I BUDGETS (3)	PHA PROGRAMS (4)	OTHER (excluding this budget) (5)	THIS BUDGET (6)		
1410.01	Executive Director	8,000.	20,000.	80.5			19.5	42	13,650.
	Chief Fiscal Officer		12,000.	80.5			19.5	42	8,190.
	Research & Special Projects		10,500.	100					
	Project Director-CRP		10,000	100					
	Project Coordinator-CRP		8,600.	100					
	Asst. Project Manager		8,000.	80.5			19.5	42	5,460.
	Community Organ.Spec.			80.5			19.5	42	5,460.
	Sec. to Executive Director		7,400.	80.5			19.5	42	5,050.
	Chief Processing Clerk		5,960.	80.5			19.5	42	4,068.
	Accountant		6,600.	80.5			19.5	42	4,505.
	Clerk Stenographer		5,250.	80.5			19.5	42	3,583.
	Clerk Stenographer		5,250.	80.5			19.5	42	3,583.
	Clerk Receptionist		3,785.	80.5			19.5	42	2,583.
	Clerk Typist		3,895.	80.5			19.5	42	2,658.
	Clerk Typist		3,785.	80.5			19.5	42	2,583.
	Administrative Aide		10,250.	48.3	40		11.7	42	4,197.
	Project Manager		12,000.	100					
	Project Manager		13,000.	100					
	Project Manager						100	42	37,800.
	Real Estate Officer		9,000.	80.5			19.5	42	6,143.

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION				PROJECT NUMBER (if known) N.J. R-13					
LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE				PROJECT LOCALITY Jersey City, N. J.					
See reverse side for instructions and for Certificate to be completed.									
NAME OF LOCAL PUBLIC AGENCY Jersey City Redevelopment Agency		This Form H-630 supports budget Form (H-627) - dated _____, 19_____. Page <u>1</u> of <u>2</u> Pages							
BUDGET ACTIVITY CLASSI- FICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:			NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET	
		PROPOSED (1)	CURRENT (If not equal to amount in Col. 1) (2)	OTHER TITLE I BUDGETS (3)	PHA PROGRAMS (4)	OTHER (excluding this budget) (5)			THIS BUDGET (6)
1410.01	Executive Director	8,000.	20,000.	80.5		19.5	42	13,650.	
	Chief Fiscal Officer		12,000.	80.5		19.5	42	8,190.	
	Research & Special Projects		10,500.	100					
	Project Director-CRP		10,000	100					
	Project Coordinator-CRP		8,600.	100					
	Asst. Project Manager		8,000.	80.5			19.5	42	5,460.
	Community Organ.Spec.			80.5			19.5	42	5,460.
	Sec. to Executive Director		7,400.	80.5			19.5	42	5,050.
	Chief Processing Clerk		5,960.	80.5			19.5	42	4,068.
	Accountant		6,600.	80.5			19.5	42	4,505.
	Clerk Stenographer		5,250.	80.5			19.5	42	3,583.
	Clerk Stenographer		5,250.	80.5			19.5	42	3,583.
	Clerk Receptionist		3,785.	80.5			19.5	42	2,583.
	Clerk Typist		3,895.	80.5			19.5	42	2,658.
	Clerk Typist		3,785.	80.5			19.5	42	2,583.
	Administrative Aide		10,250.	48.3		40	11.7	42	4,197.
	Project Manager		12,000.	100					
Project Manager	13,000.	100							
Project Manager	10,800.				100	42	37,800.		
Real Estate Officer	9,000.				19.5	42	6,143.		

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

See reverse side for instructions and for Certificate to be completed.

NAME OF LOCAL PUBLIC AGENCY

Jersey City Redevelopment Agency

This Form H-630 supports budget

(H-627)
(H-6220) dated _____, 19____.

Page 2 of 2 Pages

PROJECT NUMBER (if known)

N.J. R-13

PROJECT LOCALITY

Jersey City, N. J.

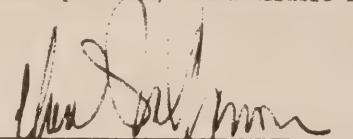
BUDGET ACTIVITY CLASSIFICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:				NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET
		PROPOSED (1)	CURRENT (If not equal to amount in Col. 1) (2)	OTHER TITLE I BUDGETS (3)	PHA PROGRAMS (4)	OTHER (excluding this budget) (5)	THIS BUDGET (6)		
1410.021	Project Coor. (Planning)		10,800.	100					
	Urban Renewal Trainees (Plan)		6,750.	80.5			19.5	42	4,607.
	Urban Renewal Spec.	8,000.		80.5			19.5	42	5,460.
	Draftsman	5,200.		80.5			19.5	42	3,549.
	Clerk-Typist	3,900.		80.5			19.5	42	2,662.
1410.023	Senior Relocation Officer		9,000.	80			20	36	5,400.
	Relocation Interview Inspec.		6,940.	80			20	36	4,164.
	Relocation Interviewer		6,010.	80			20	36	3,606.
	Relocation Interviewer		5,670.	80			20	36	3,402.
	Relocation Interviewer	5,670.		80			20	36	3,402.
	Relocation Interviewer	5,670.		80			20	36	3,402.
	Urban Renewal Trainee (rel.)	5,670.		80			20	36	3,402.
1410.024	Legal Secretary		6,660.	80.5			19.5	42	4,545.
	Legal Secretary	5,200.		80.5			19.5	42	3,549.
1410.027	Senior Property Man. Officer	7,500.		80			20	42	5,250.
	Property Manager	6,400.					100	42	22,400.
	Maintenance Supervisor	6,400.		80			20	42	4,480.

CERTIFICATE

The undersigned hereby certifies (1) that the Local Public Agency, by appropriate resolution of its governing body or by other official action, as described in Urban Renewal Manual, Section 30-1-2, has established personnel and staff compensation policies, for all employees, other than those whose salaries or wages are at minimum levels prescribed by the Federal Government pursuant to the labor standards provisions of Urban Renewal Manual, Chapter 30-4, and has determined by such official action that the compensation rates established by such policies are not in excess of rates established by pertinent local public practice; (2) that the positions and rates of compensation indicated on the face of this form are in accordance with such official action; and (3) that such official action, and evidence of the basis for the establishment of such policies, are available for inspection at the office of the Local Public Agency.

March 31, 1966

Date



Signature of Authorized Officer

Executive Director

Title of Authorized Officer

INSTRUCTIONS FOR PREPARATION: (Submit an original and 3 copies to the HHFA Regional Office in support of Form H-627, and an original and 4 copies in support of Form H-6220.)

Budget Activity Classification and Position Title

List the budget activity classification number and title of each full-time or part-time position to be occupied during the budget period. Identify part-time position by the symbol "PT" before the title. Group positions by activity classification shown on Form H-627 or H-6220. See Form H-627 or H-6220 for accounts included in budget activity classifications.

Annual Salary Rate

Enter proposed and, if appropriate, current annual salary rates of each position. For part-time staff, enter the equivalent annualized salary.

Percentage Allocation of Employee's Time Chargeable

Enter the percentage of the annual salary rate applicable to Columns 3 through 6. For part-time staff, the time not spent working for the LPA shall be included in Column 5. The sum of the percentages shall equal 100 percent for each position.

Amount of Salary Chargeable to This Budget

Enter the amount of each salary in dollars chargeable to this budget. This amount shall be based upon the proposed annual salary rate, the percentage of the employee's total time estimated to be spent on this project, and the number of months the position will be occupied.

4

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I expect him
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know
for your consideration.

Variables - fixed
Factors - independent
phenomena. Associations,
relationships
measures - fixed
figures - program

Henderson Street Area Project

N.J. R-13

Computation and Justification of Budget Request

Budget No. 3
March 31, 1966

<u>Account</u>		<u>Account</u>	<u>Line</u>
<u>No.</u>	<u>Item</u>	<u>Totals</u>	<u>Totals</u>
1401.11	Survey & Planning Costs established in Account 1401 in August, 1960 at time of execution of Loan and Grant Contract	97,541.	
	Interest added to this account by URA auditors from Jan. 1, 1963 through July 31, 1964, date of first direct advance	10,946.	
		10,946.	
	Less Budget Authorization	89,100.	
	Net Over-run		19,387.
			19,387.
1410.01	Non-Technical Salaries, per Form H-630	109,513.	
	Less Unencumbered Balance at 2/28/66, Note #1	10,015.	99,498.
1410.02	<u>Retirement & Pension Costs</u>		
	Salaries 1410.01	109,513.	
	.021	16,278.	
	.023	26,778.	
	.024	8,094.	
	.027	32,130.	
	Total	102,793.	
	OASI Costs	4.2%	
	Pension Plan Costs	8.5%	
	Health Benefits Plan	3.3%	
	Total	16%	
	Computed Authorization Required	30,850.	
	Less Balance in Account at 2/28/66	4,730.	26,120.
1410.12	Administrative Overhead, per Schedule No. 1	22,145.	
	Add Over-run at 2/28/66	1,535.	23,680.
	Sub-Total	149,298.	

Henderson Street Area Project

N.J. R-13

Computation and Justification of Budget Request

Budget No. 3

Account No.	Item	Account Totals	Line Totals
1410.16	<u>Publications</u>		
	Brochures & Pamphlets for project inhabitants during execution stage	2,500.	
	Brochures & Pamphlets for Redevelopers	5,000.	
	Brochures & Pamphlets for general community regarding effects of project on general community, during execution stage	2,500.	
	Pro-rata share of LPA Library and Publication Costs	1,250.	
	Total	11,250.	
	Less Unencumbered Balance at 2/28/66	<u>2,410.</u>	<u>8,840.</u> 158,138.
	<u>Travel Expense Estimate:</u>		
	Agency Annual Auto Expenses		
	Local Fares & Travel Expenses	1,800.	
	Conferences & Seminars	1,200.	
	Annual Estimate	<u>2,400.</u>	<u>5,400.</u>
	Apportion 12½% for 42 mos.	2,365.	
	Add Over-run @ 2/28/66	<u>235.</u>	<u>2,600.</u> <u>2,600.</u>
	<u>Legal Services</u>		
1410.024	Legal Secretarial Staff, per Form H-630	8,094.	
	Add Staff Charges to 2/28/66, See Note #2	<u>1,726.</u>	
	Total Required	9,820.	

Henderson Street Area Project

N.J. R-13

Computation and Justification of Budget Request

Budget No. 3

<u>Account No.</u>	<u>Item</u>	<u>Account Totals</u>	<u>Line Totals</u>
	Transfer Legal Counsel to 1415.01	(7,500.)	
	Transfer Condemnation Attorney 1/2 each to 1415.02 and 1415.03	(26,250.)	
1415.01	Legal Counsel 19.5% (based on Form H-630 apportionment for account 1410.024) of \$13,000 for 3½ years	3,873.	
	Less Amount transferred from 1410.024 above	<u>7.500.</u>	
	Net Additional	1,373.	
	Add Legal Counsel Fees paid to 2/28/66	<u>2,059.</u>	3,432.
	Provision for Bond Counsel, not required, is transferred to 1415.02 at this time.		
1415.02	Legal Fees, Direct Purchase Total 220 Parcels @ \$250.	55,000.	
	<u>Less: Available in Budget at 2/28/66:</u>		
	Unencumbered Balance 1,500.		
	Transfer from 1415.01		
	Bond Counsel 2,250.		
	Transfer from 1410.024		
	1/2 of original requisition for Condemnation		
	Attorneys <u>13,125.</u>	<u>16,875.</u>	38,125.
1415.02	<u>Legal Fees Condemnation:</u>		
	Estimated 10% of parcels 25 @ \$500.	12,500.	
	Costs and Expenses	<u>625.</u>	
	Total	<u>13,125.</u>	
	Less Transfer from 1410.024		
	1/2 of original requisi- tion for Condemnation		
	Attorneys <u>13,125.</u>		-0-

Henderson Street Area Project

N.J. R-13

Computation and Justification of Budget Request

Budget No. 3

<u>Account No.</u>	<u>Item</u>		<u>Account Totals</u>	<u>Line Totals</u>
1415.04	Legal Fees, Disposition Unchanged but correct designation from 1445.02 incorrectly included in Line 4, in Budget No. 1		5,000.	
1445.02	Disposition Costs Transferred to 1415.04 above to correct designation		(5,000.)	51,377.
1410.021	LPA Planning Staff Salaries, per Form H-630, Justified per Note #3 Add Over-run at 2/28/66, see Note #3		16,278. <u>1,755.</u>	18,033.
1430.	Planning Consultant-Not to be used Engineering Consultant, per approved study contract on Henderson St. R.R. bridge 13,000. Less available at 2/28/66		(22,789.) <u>10,000.</u>	3,000.
	Consulting Architect-increased scope to cover items formerly requested of planning consultant 10,000. Less available at 2/28/66			744. <u>7,500.</u> <u>2,500.</u> <u>(17,289.)</u>
	<u>Acquisition Expenses:</u> First Acquisition Appraisal Second Acquisition Appraisal Less Unencumbered balance at 2/28/66		17,680. <u>17,680.</u> 35,360. <u>3,000.</u>	32,360.

Henderson Street Area Project

Computation and Justification of Budget Request

Budget No. 3

<u>Account No.</u>	<u>Item</u>		<u>Account Totals</u>	<u>Line Totals</u>
1440.03	Option Negotiations Unchanged from existing approved budget	47,740.		-0-
1440.04	Title Information Unchanged from existing approved budget	32,700.		-0-
1440.05	Sundry Acquisition Costs- Direct Purchase Unchanged from existing approved budget	5,000.		-0-
1440.06	Sundry Acquisition Costs- Condemnation Unchanged from existing approved budget	59,500.	-0-	32,360.

Temporary Operation of
Acquired Property

1448.01	Operating Income-Unchanged from existing Approved Budget	(42,300.)	
1410.027	Property Management Salaries per Form H-630	32,130.	
	Less Available @ 2/28/66	3,750.	28,380.

Operation Costs:

Estimated in ratio of costs to
R.E. Purchase Price, using
Holland (R-14) experience rate.

1448.031	Repairs	18,100.	
	Less 1/2 of Approved Maintenance Cost of \$15,000.	7,500.	10,600.
1448.032	Janitors and Wages	16,400.	
	Less 1/2 approved Maintenance Cost of \$15,000.	7,500.	8,900.
1448.033	Fuel, Light and Power		10,900.
1448.034	Insurance	36,400.	
	Less Available Balance	8,840.	27,560.
1448.035	Sewer and Water Charges		6,000.

Henderson Street Area Project

N.J. R-13

Computation and Justification of Budget Request

Budget No. 3

<u>Account No.</u>	<u>Item</u>	<u>Account Totals</u>	<u>Line Totals</u>
1448.036	Real Estate Taxes @ 1965 rate of \$110.53 per 1000 of assessed valuation of \$1,305,570 for 2 years	288,610.	
	Less Balance in Acct. 2/28/66	<u>98,840.</u>	189,770.
1448.039	On-Site Moves-Unchanged	2,000.	-0-
1448.04	Losses and Charge-offs		<u>7,700.</u> 289,810.
	<u>Relocation Costs:</u>		
1410.023	Relocation Staff Salaries, per form H-630	26,778.	
	Less Unencumbered Balance 2/28/66	<u>20,563.</u>	<u>6,315.</u> 6,315.
1450.	<u>Site Clearance</u>		
	Building Demolition		
	Wood Frame 63,620 cf @ 2½¢	15,905.	
	Masonry 804,560 cf @ 3¢	241,374.	
	Fireproof 4,400 cf @ 8¢	<u>352.</u>	257,631.
	<u>Utility, Distribution Lines:</u>		
	Relocation and Underground		
	Placement of Electric Utility Distribution Lines	440,000.	
	Relocation and Underground		
	Placement of Telephone Lines	140,000.	
	Relocate Gas distribution Lines	<u>30,035.</u>	610,035.
	<u>Boarding-up Costs:</u>		
	215 structures @ average of	180.	
	Plus Water shut-off charge	<u>22.</u>	<u>43,430.</u>
	Sub-Total	\$911,096.	
	Less Available at 2/28/66	<u>242,460.</u>	668,636.

Henderson Street Area Project

Computation and Justification of Budget Request

Budget No. 3

<u>Account No.</u>	<u>Item</u>	<u>Account Totals</u>	<u>Line Totals</u>
1455	Project or Site Improvements Per Schedule Attached		1,729,872.
<u>Disposal, Lease & Retention Costs:</u>			
1445.01	Market Study	3,000.	
	First Re-use Appraisal	4,000.	
	Second Re-use Appraisal	4,000.	
	Disposition Surveys:		
	4 Disposition Parcels @ \$750. each	3,000.	
	1 Survey of Streets for Separate Disposi- tion by Sale and Dedi- cation	750.	3,750.
	Engineering Soil Study	2,000.	
		16,750.	
	Less Balance Available @ 2/28/66	11,100.	5,650.
1445.02	<u>Commissioners & Fees:</u> Negotiator's Fees & Commissions in Marketing Land to Developers at Estimated 7% of Disposition Price of \$275,203 for Private Uses	19,264.	20,000.
1445.03	<u>Sundry Disposition Costs:</u> Recording Fees Estimate \$75 per parcel for 4 parcels and for disposition of streets	375.	
	Legal Notices, Estimated at \$200 each for 5 dispositions above	1,000.	
	Maintenance of Cleared Project Land, Note No. 3	91,625.	93,100. 118,750.
1420	<u>Interest</u> On estimated outstanding loan balance of \$2,000,000 for 2 years at contract rate of 4-1/8%	165,000.	
	On balance of \$1,000,000 for 1½ years at 4-1/8%	61,785.	
		226,785.	
	Less Available at 2/28/66	145,000.	81,785.

Henderson Street Area Project

N.J. R-13

Computation and Justification of Budget Request

Budget No. 3

<u>Account No.</u>	<u>Item</u>	<u>Account Totals</u>	<u>Line Totals</u>
<u>Contingencies:</u>			
	15% of Adjustment on Line 15 of Form H-6220		471,058.
<u>1440.01 Real Estate Purchases</u>			
	Cost per First Acquisition	2,628,500.	
	Appraisal	262,850.	
	Add 10% Assemblage Factor	2,891,350.	
	Less Available @ 2/28/66	<u>2,639,110.</u>	252,240.
<u>Project Inspection Fee:</u>			
	0.75% of sum of Lines 15, 16, 17 & 21	8,509,127.	
	@ <u>0.75%</u>	<u>63,818.</u>	
	Less Fee on Approved Budget No. 2	<u>27,656.</u>	36,162
1501.	Relocation Payments, per Schedules 2 & 3		959,085.

Henderson Street Project

Budget No. 3

Computation of Administrative Overhead

Schedule No. 1

	<u>Annual Base</u>	<u>42 Month Cost</u>
Rent	24,000.	84,000.
Telephone	7,200.	25,200.
Telegraph & Postage	725.	2,538.
Insurance	1,230.	4,305.
Commissioners Meetings	1,200.	4,200.
Office Supplies	3,600.	12,600.
Office Cleaning Services	2,700.	9,450.
Light, Heat & Utilities	3,600.	12,600.
Machines Rentals	300.	1,050.
Reproduction Costs	<u>2,400.</u>	<u>8,400.</u>
	<u>\$46,955.</u>	<u>\$164,343.</u>
12½% (8 Major Projects)		20,545.
<u>Add - Specific Project Insurance</u>		
12½% of Moving Costs (Including new office partitions and decorating)	10,000.	350.
		1,250.
		<u>\$22,145.</u>

Henderson Street Area Project

N.J. R-13

Computation of Relocation Payments

Budget No. 3

Schedule No. 2

Relocation Costs:

Residential

Families	569 @ 100	56,900.
Individuals	90 @ 75	<u>6,750.</u>
		63,650.

Commercial and Industrial:

Commercial	97 @ 3,500.	339,500.
Commercial	11 @ 25,000.	275,000.
Industrial	3 @ 25,000.	<u>75,000.</u>
		689,500.

Small Business Displacement Payments

Small Businesses, same as Light-
Commercial above, 97 @ 2,500. 242,500.

Relocation Adjustment Payments

Per Schedule of Requirements	<u>174,725.</u>
Less Original Approval of Relocation Grant	1,170,375.
	<u>212,280.</u>
Additional Request	\$ <u>258,095.</u>

Henderson Street Area Project

Estimated R.A.P. Requirements

Schedule No. 3

PART I

Median Monthly Income	Median Annual Income	20% of Annual Income
%	\$	\$
Under 50	Under 600	120
75	900	180
125	1500	300
175	2100	420
225	2700	540
275	3300	660
325	3900	780
375	4500	900
425	5100	1020
475	5700	1140
500 & over	6000	1200

Known 535 = 81% of Total Households \$ 28,108.
Total 659 76,680.

26,960.

4,180.

2,600.

\$ 141,528.

\$141,528 = 81% of \$174,725.

Henderson Street Area Project

Estimated R.A.P. Requirements

Schedule No. 3

PART II

One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			Five Bedroom			
Diff.	Amt.	Requ'd.	Diff.	Amt.	Requ'd.	Diff.	Amt.	Requ'd.	Diff.	Amt.	Requ'd.	Diff.	Amt.	Requ'd.	
	\$		\$		\$		\$		\$		\$		\$		
5	500	2,500.	1	500	500.	0	-	-	0	-	-	0	-	-	
12	500	6,000.	21	500	10,500.	1	500	500.	0	-	-	0	-	-	
10	500	5,000.	14	500	7,000.	2	500	1,000.	0	-	-	0	-	-	
5	500	2,500.	13	500	6,500.	1	500	500.	0	-	-	0	-	-	
10	444	4,440.	26	500	13,000.	7	500	3,500.	1	500	500.	0	-	-	
13	324	4,212.	37	420	15,540.	8	500	4,000.	0	500	-0-	0	-	-	
12	204	2,445.	56	300	16,800.	17	420	7,140.	1	500	500	2	500	1,000.	
12	84	1,008.	45	180	8,100.	17	300	5,100.	2	420	840	2	500	1,000.	
4	-0-	-0-	29	60	1,740.	28	180	5,040.	4	300	1,200.	0	-	-	
2	-0-	-0-	9	-0-	-0-	3	60	180.	3	180	540.	0	-0-	-	
4	-0-	-0-	36	-0-	-0-	53	-0-	-0-	5	120	600	2	300	600.	
			28,108.			79,680.			26,960.			4,180.			2,600.

Henderson Street Area Project

N.J. R-13

Budget #3

Note #1

The budget costs reflected on Lines 2, 3 and 4 of Form H-6220 and in the corresponding section of Form HUD 6121 are computed as shown in the accompanying Computation and Justification of Budget Requests.

Costs pro-rated to this project reflect the best estimates of the expected apportionment of time by the entire staff among the projects to be in operation during the period of the requisition. For the Henderson Street Project, N.J. R-13, the composite percentage is 19.5%, computed as follows:

9 months, 1966	20%
1967	20%
1968	20%
9 months, 1969	17.5%

Unencumbered balances and overruns reflected in the accompanying Computation and Justification of Budget Request represent the result of charges to the existing budget line authorizations from inception of the project through February 28, 1966. These balances contain the effects of:

- a) Increase of time in execution, replanning and amendatory stages.
- b) Expansion of Agency staff.
- c) Concomitant increase in overhead expenditures.
- d) Increment in staff salaries.
- e) Increase in retirement and benefit costs.

Henderson Street Area Project

N.J. R-13

Budget No. 3

Note #2

Legal Expenses are being adjusted to correct the designation of Local Public Agency Legal Counsel as an employee in Budget No. 1, thus transferring \$7,500. from Account 1410.024 to Account 1415.01. Staff charges to 2/28/66 are not to be charged against this original authorization.

Approved Budget No. 1 also designated two Condemnation Attorneys as staff. Budget No. 3 transfers the authorized expenditure from Account 1410.024 to Accounts 1415.02 and 1415.03.

In the approval of Budget No. 1, a provision for legal fees in Disposition was allowed under Account No. 1445.02, but was included in the total of Legal Services. This amount is retained in Legal Services, but is redesignated Account No. 1415.04.

The following Re-Statement of Analysis of Legal Fees is prepared for clarification of the budget request.

Analysis of Legal Fees
Note No. 2, Budget #3

Account No.	Account Title	Original Approved Budget \$	Transfers of Accounts \$	Additional Require- ments \$	Total After Approval of Budget No. 3 \$
1410.024	LPA Secretarial Staff			9,820.	9,820.
	Agency General Counsel	7,500.	(7,500.)		-0-
	Condemnation Attorneys	26,250.	(26,250.)		-0-
1415.01	Agency Counsel		7,500.	3,432.	10,932.
	Bond Counsel	2,250.	(2,250.)		-0-
1415.02	Legal Fees - Direct purchase	1,500.	15,375.	38,125.	55,000.
1415.03	Legal Fees - Condemnation		13,125.		13,125.
1415.04	Legal Fees - Disposition		5,000.		5,000.
1445.02	Disposition Costs	5,000.	(5,000.)		-0-
	Totals	\$42,500.	-0-	\$51,377.	\$93,877.

Henderson Street Area Project

Budget No. 3

Note No. 3

Costs for maintenance of cleared project land are being requested pursuant to LPA Letter No. 286 - to protect the appearance and enhance the marketability of project land to the redeveloper.

In the case of this specific project - bordered on the east by railroad yards, warehouses and industrial buildings - maintenance is vital to the prevention of illicit truck parking, to prevent dumping and to sharply demarcate the project area from these surroundings. Similarly, maintenance is required to present a good face to the abutting residential and commercial area west of the project and to prevent the encroachment of blight from the industrial area east of the project into the residential area west of the project.

The costs sanctioned by LPA Letter No. 286 provide for grading, soil and seed and minimum maintenance and litter removal. Estimates received from the municipal Public Works Department indicate that the 15 acres of project land will require approximately 12,100 cubic yards of top soil - for a required depth of six inches - at \$5.50 per cubic yard for a total cost of \$66,500. plus 1,500 pounds of grass seed at \$.75 per pound for a total of \$1,125., and a maintenance and litter removal contract estimated at \$24,000. A contractor is required because the Agency does not have the personnel, the trucks or the other equipment required to maintain the area, prevent the spreading of noxious weeds and to remove litter. A restatement of these costs follows:

To cover 15 acres of project land to a depth of 6":

12,100 c.y. of topsoil @ \$5.50	\$66,500.
1500 lbs. of grass seed @ \$.75	1,125.
Maintenance Contractor for estimated 12 mos. @ \$2,000.	<u>24,000.</u>
	<u>\$91,625.</u>

Although LPA Letter No. 286 clearly does not provide for fencing, the Agency - in the interest of economy - suggests the use of fencing as an alternative to the above costs. Each of the 8 blocks in the project area has a perimeter of 1,200 feet. Deduction for areas not to be acquired equal approximately 1 block. The Agency could enclose the remaining 8,400 linear feet with 7' cyclone fencing installed for an estimated total of \$42,000. In execution, further economies might be effected by:

Henderson Street Area Project

Budget No. 3

Note No. 3

- a) Quantity price discount
- b) Competitive procurement
- c) Substitution of less expensive though similarly sturdy and serviceable material. It should be noted here that serviceability is paramount. Snow fencing, for example, is unsatisfactory because it is too low and can easily be trampled.
- d) Possibility of reduction in linear footage for abandoned streets.
- e) Possibility of re-using and relocating fencing from early project parcels to parcels acquired later on.

Fencing provides a further benefit in the reduction of liability insurance hazards.

In view of the economy of funds, time and effort and of increased benefits to be gained, we strongly urge consideration of this alternative method of maintenance of cleared project land.

R-231 **LEGAL DATA**

Submitted herewith

Henderson Street
N.J. R-13 Code No. 231

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FILING OF AN AMENDATORY APPLICATION FOR LOAN AND GRANT FOR PROJECT NO. N.J. R-13

WHEREAS it is necessary and in the public interest that the Jersey City Redevelopment Agency avail itself of the financial assistance provided by Title I of the Housing Act of 1949, as amended, to carry out the urban renewal project described as Henderson Street Urban Renewal Project and bounded generally by the northerly line of Ninth Street, the easterly line of Henderson Street, the southerly line of Second Street and the westerly line of Grove Street and excluding Lots H & M in Block 212 (Pennsylvania Railroad), hereinafter referred to as the "Project"; and

WHEREAS it is recognized that the Federal contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the Local Public Agency and will require among other things (1) the provision of local grants-in-aid; (2) a feasible method for the relocation of families displaced from the project area; and (3) other local obligations and responsibilities in connection with the undertaking and carrying out of urban renewal projects; and

WHEREAS Title VI of the Civil Rights Act of 1964, and the regulations of the Department of Housing and Urban Development effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended; and

WHEREAS the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the Project Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY:

1. That the United States of America and the Secretary of the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by the Jersey City Redevelopment Agency with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964.

2. That an amendatory application on behalf of the Jersey City Redevelopment Agency for a loan under Section 102(a) of said Title I in the amount of \$5,999,764 and for a project capital grant and a relocation grant to the full amount available for undertaking and financing the Project is hereby approved, and that the Executive Director is hereby authorized and directed to execute and to file such amendatory application with the Department of Housing and Urban Development to provide such additional information and to furnish such documents as may be required in behalf of said Agency, and to act as the authorized correspondent of the Jersey City Redevelopment Agency.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the Jersey City Redevelopment Agency (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the minutes of the proceedings of the Board of Commissioners of the Jersey City Redevelopment Agency (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.
2. Attached hereto is a true and correct copy of a resolution including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the 19th day of April, 1966, entitled:

RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE FILING OF AN AMENDATORY
APPLICATION FOR LOAN AND GRANT FOR PROJECT
NO. N.J. R-13.
3. The resolution has been duly recorded in the minutes of the meeting and is now in full force and effect.
4. The meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law or the bylaws, due and proper notice of the meeting was given. A legal quorum of members of the Governing Body was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, the bylaws, or otherwise, incident to the proper adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.
5. If a seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the Local Public Agency does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 20 day of April, 1966.

Charles Nathanson

CHARLES C. NATHANSON
Secretary

TEXT OF PROPOSED NOTICE OF PUBLIC HEARING

Please take notice that the Jersey City Redevelopment Agency will hold a public hearing at its offices located at 611 Summit Avenue, Jersey City, New Jersey, on the day of , 1966, at 10:00 o'clock A.M. (Eastern Daylight Saving Time) for the purpose of hearing persons interested in the Henderson Street Urban Renewal Project as described below, and for the purpose of considering the Urban Renewal Plan which the Jersey City Redevelopment Agency proposes to undertake in said area, pursuant to the laws of the State of New Jersey. This is an urban renewal project to be undertaken with Federal assistance under Title I of the Housing Act of 1949, as amended, involving slum clearance and redevelopment. In so doing, the Agency will acquire land in the Project Area; reconstruct or cause to be reconstructed streets, utilities, and other project improvements; and make land available for redevelopment by private enterprise as authorized by law, and has done or will do any or all of the things in accordance with law as may be necessary for the undertaking and completion of said project.

The boundaries of the Henderson Street Urban Renewal Area in which the proposed project is to be undertaken are as follows:

BEGINNING at the intersection of the west line of Grove Street and the north line of Ninth Street; thence easterly along the north line of Ninth Street to the east line of Henderson Street; thence southerly along the east line of Henderson Street to the south line of Second Street; thence westerly along the south line of Second Street to the west line of Grove Street; thence northerly along the west line of Grove Street to the north line of Ninth Street and the point and place of BEGINNING.

Properties to be excluded from the Project Area are as follows:

Lot M, Block 212 - Pennsylvania Railroad
Right-of-Way
Lot H, Block 212 - Pennsylvania Railroad
Right-of-Way

Property not-to-be acquired as follows:

Lot X2, Block 214 - Private High School

A map of said area showing the boundaries of the area to be investigated and the location of the various parcels of property included therein has been prepared and can be inspected during normal business hours at the office of the Jersey City Redevelopment Agency at 611 Summit Avenue, Jersey City, New Jersey.

Relocation from the site is required. The relocation program for this project of the Jersey City Redevelopment Agency is presently available for examination at the offices of the Agency and will be open for discussion at the hearing if any person so wishes.

At the hearing, which may be adjourned from time to time, any person or organization interested in the proposed project as contained in the Urban Renewal Plan or who would be affected by a determination that the project should be undertaken will be afforded an opportunity to present oral or written objections and will be heard with respect to the matter under consideration.

JERSEY CITY REDEVELOPMENT AGENCY

By:

CHARLES C. NATHANSON
Executive Director

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT
PART I - SLUM CLEARANCE AND REDEVELOPMENT ACTIVITIES

A. Name, Organization, and Territorial Jurisdiction of Local Public Agency.

1. (a) The legal corporate name of the Local Public Agency identified in the Application dated April, 1966, is:

Jersey City Redevelopment Agency

(b) The citations of law respecting such name are as follows:

Redevelopment Agencies Law
N.J. Statutes Annotated 40:55C-1 et seq. Laws of 1949
Chapter 306

2. The Local Public Agency was organized on the 16th day of August, 1949, under the following laws:

Jersey City Ordinance 1252 adopted 8/16/49.

Constitutional, statutory, and charter provisions:

NJSA 40:55-C

3. (a) Does the Local Public Agency have a special charter? Yes No
(b) If the Local Public Agency has a charter, submit with the Application a complete copy of the charter, with all amendments to the date of such Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of the charter

See #2, 19____.

4. (a) Has the Local Public Agency adopted by-laws, rules, or regulations for the conduct of its affairs? Yes No
(b) If the answer to the foregoing question is "Yes", submit with the Application a copy of such by-laws, rules, or regulations, with all amendments to the date of the Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of such by-laws, rules, or regulations: (Omit this item if the requested data are included within the organization transcript heretofore submitted or which is submitted herewith in accordance with the requirements of Section G, Paragraph 3, below.)

19____.

5. (a) Is the proposed urban renewal area described in the Application located wholly within the authorized territorial jurisdiction of the Local Public Agency? Yes No
(b) If the answer is "No", include explanation.

B. General Power.

1. Is the Local Public Agency empowered to plan, to undertake and carry out, and to finance an urban renewal project involving slum clearance and redevelopment for which financial aid under Title I of the above cited Federal law may be provided? Yes No
2. If the answer to the foregoing question is "Yes", cite in general the enabling legislation, constitutional provisions, court opinions, and other laws upon which you base your conclusion.

Citations:

Applicable portions of NJSA 40:55C-1 et seq.

C. Specific Powers.

1. Is a public hearing required by State or local law in connection with any phase of the proposed urban renewal project? Yes No

(a) Citations:

NJSA 40:55C-4

(b) Remarks:

2. Has a public hearing been held in connection with any phase of the proposed urban renewal project:

(a) As and if required by State or local law? Yes No

(b) As contemplated by Section 105(d) of Title I of the above cited Federal law? Yes No

3. Does the law require that any determination, finding, review, approval, or other action be made or had at the local level, or by some other public body or official, before the Local Public Agency may undertake or carry out any necessary action pertaining to or any phase of the proposed urban renewal project? Yes No

(a) Citations:

NJSA 40:55C-17 and 18

(b) Remarks:

Jersey City Planning Board) Local
City of Jersey City)

C. Specific Powers (Continued)

4. What phases of the proposed urban renewal project or what functions of the Local Public Agency, generally or in respect to the project, will be or are required by law to be performed by the State, the Municipality, or by any other public body or public official (other than the Local Public Agency)?

(a) Explain fully:

None

(b) Citations:

NJSA 40:55C-17 and 18

5. (a) Is there any litigation pending, or threatened, or deemed necessary, affecting any necessary action pertaining to or any power or authority of the Local Public Agency to undertake and carry out or to finance the proposed urban renewal project or any phase thereof? Yes No

(b) If the answer to the foregoing question is "Yes", give a statement of details respecting the nature of such litigation; and attach a copy of the pleadings, if any.

Statement of details and copy of pleadings attached:

Yes

6. (a) Does the Local Public Agency, the Municipality, or other public body have the authority to prepare a general or master plan for the development of the locality as a whole in which the urban renewal area is located? Yes No

Citations:

NJSA 40:55-1 to 40:55-21

Ordinance adopted by Board of Commissioners of City of Jersey City on December 4, 1945.

(b) If the answer to the foregoing question is "Yes", identify the local public body.

Planning Board of the City of Jersey City

(c) Does the Municipality have the authority to prepare and present to the Housing and Home Finance Agency a "Workable Program" as described in Section 101(c) of Title I of the above cited Federal law? Yes No

Citations:

See 6(a) above.

7. (a) Is there adequate legal authority for the preparation and approval of an official urban renewal plan which can meet the requirements of Section 110(b) of Title I of the above cited Federal law? Yes No

Citations:

NJSA 40:55 C-1, et seq.

C. Specific Powers (Continued)

7. (b) Is there adequate legal authority for the preparation and approval of an official redevelopment plan for each portion of the urban renewal area proposed to be acquired and redeveloped, in accordance with the requirements of Title I of the above cited Federal law? Yes No

Citations:

NJSA 40:55 C-15 (h) (k)

8. Is adequate authority vested under State and local laws to permit the fulfillment of the requirements which are imposed by or must be imposed pursuant to Title I of the above cited Federal law upon Local Public Agencies receiving financial assistance thereunder, with respect to:

(a) The relocation of families displaced from the urban renewal area (Section 105(c) of said Title I)? Yes No

Citations:

NJSA 40:55 C-15 (a) and (c)
NJSA 40:55 C-16

(b) Salary, wage, and labor standards (Section 109 of said Title I)? Yes No

Citations:

Redevelopment Agencies Law

9. Is adequate authority vested under State and local laws to permit the provision of cash or non-cash local grants-in-aid as defined in said Title I? Yes No

(a) Indicate the contemplated sources of the local grants-in-aid for the proposed project, i.e., the municipality, Local Public Agency, some other agency, etc.

City of Jersey City

(b) Citations to authority of each contemplated source of local grants-in-aid:

Sections 26 & 27 of Redevelopment Agencies Law (above)

(c) Remarks:

C. Specific Powers (Continued)

10. Does any provision of State or local law restrict the right of the Local Public Agency to dispose of land acquired for redevelopment purposes or prescribe the methods or impose conditions upon land disposal? Yes No

(a) Citations:

NJSA 40:55 C-20

(b) Remarks:

(Cite Section 20)

D. Urban Renewal Area -- Legal Eligibility and Qualification.

1. Basing your judgment upon data and information in and submitted in support of the Application, is the proposed urban renewal area legally eligible and legally qualified under State and local law as the area of and for an urban renewal project:

(a) With respect to the size of the urban renewal area? Yes No

Citations:

NJSA 40:55 C-3

(b) With respect to the conditions of slum, blight, or deterioration existing in the urban renewal area? Yes No

Citations:

NJSA 40:55 C-3

(c) With respect to other specific qualification requirements pertinent to the urban renewal area, specifying them, imposed by law? Yes No

(1) Identification of other specific qualification requirements:

This is a blighted area requiring urban/development. ^{re}

(2) Citations:

NJSA 40:55 C-3

D. Urban Renewal Area -- Legal Eligibility and Qualification (Continued)

2. Basing your judgment upon data and information in and submitted in support of the Application, with respect to each such portion of the urban renewal area as is proposed in said Application as the area of slum clearance and redevelopment activities, is each such portion (herein called a "redevelopment area") legally eligible and legally qualified under State and local laws from the standpoint of:

(a) The size of each such redevelopment area? Yes No

Citations:

NJSA 40:55 C-3

(b) The conditions of slum or deterioration existing in each such redevelopment area? Yes No

Citations:

NJSA 40:55 C-3

(c) The extent of each redevelopment area which is open, built up, improved, or unimproved? Yes No

Citations:

NJSA 40:55C-3

(d) Other specific qualification requirements pertinent to any such redevelopment areas, specifying them, imposed by law?

(1) Identification of other specific qualification requirements:

None

(2) Citations:

E. Property Acquisition and Disposition.

1. Does the law prohibit the Local Public Agency from exercising the right of eminent domain in respect to any particular type of property in any portion of the urban renewal area, which property the Local Public Agency proposes to acquire as a part of the urban renewal project, or does the law impose any unusual restrictions in respect of such acquisition as, for example, obtaining the consent of a State public utilities commission to the acquisition of any property owned by a public utility company? Yes No

(a) Citations:

(b) Remarks: (If the answer to the foregoing question is "Yes", describe in detail any such restrictions)

2. Does State or local law require the payment of ad valorem taxes or payments in lieu of such taxes on the property which the Local Public Agency acquires as project land? Yes No

Citations:

But see Sec. 25 of the Redevelopment Agencies Law.

3. Does the Local Public Agency have the power to obligate the purchasers or lessees of land in the project area (see Sec. 105(b) of Title I of the above cited Federal law):

(a) To devote the land to the uses prescribed by and in conformity with the pertinent urban renewal plan? Yes No

(b) To begin the building of the improvements on such land within a reasonable time? Yes No

(c) Citations:

NJSA 40:55 C-20

4. Cite any provision in State or local law which prescribes a time limit within which project land must be disposed of by the Local Public Agency.

No such provision in law. However, reasonable time limits are contained in contracts entered into with sponsors or redevelopers with approval of URA.

F. Financing Powers.

1. Is the Local Public Agency authorized by State and local law to obtain financial assistance under Title I of the above cited Federal law? Yes No

(a) Citations:

NJSA 40:55 C-26

(b) Remarks:

2. If the answer to the foregoing question is "Yes", is the Local Public Agency authorized to obtain a Title I "advance" for surveys and plans for an urban renewal project and to agree to repay such advance, with interest, out of any moneys which become available to the Local Public Agency for the undertaking of the urban renewal project involved? Yes No

Citations:

NJSA 40:55 C-26

3. Does the Local Public Agency have the power to borrow money (other than advances as aforesaid) to carry out the urban renewal project:

(a) From the Federal Government under Title I of the above cited Federal law? Yes No

(b) From other sources? Yes No

(c) Citations:

NJSA 40:55 C-12 and 14

4. Is the Local Public Agency authorized to provide reasonable security for the payment of the principal of and interest on its obligations evidencing any Title I loan which may be made to it with respect to the proposed urban renewal project? Yes No

(a) Citations:

(b) Remarks: (If the answer to the foregoing question is "Yes", describe the nature of the security)

F. Financing Powers (Continued)

5. Is the Local Public Agency authorized to pledge its loan rights under a Title I loan contract as security for the payment of the principal of and interest on obligations which it may sell to others than the Federal Government to finance the proposed urban renewal project?

Yes No

(a) Citations:

(b) Remarks:

6. Does the Local Public Agency have the power to borrow money for the purpose of refunding any obligations it may issue to the Federal Government or to others in connection with the financing or refinancing of the proposed urban renewal project? Yes No

(a) Citations:

See Sec. 12 and its various subdivisions.

(b) Remarks:

7. Are there any constitutional, statutory, or charter limitations on the "debt" incurring powers of the Local Public Agency? Yes No

(a) Citations:

(b) Remarks, citing relevant judicial decisions:

8. Are there any constitutional, statutory, or charter limitations on the taxing powers of the Local Public Agency? Yes No

(a) Citations:

No such provision in law.

F. Financing Powers (Continued)

8. (b) Remarks, citing relevant judicial decisions:

G. Organization Transcript.

NOTE: The following is not applicable and should be disregarded if the Local Public Agency is a county, city, town, village, or other traditional type of local government or municipality.

1. Has the Local Public Agency heretofore submitted copies of its transcript of organization to the Urban Renewal Administration or its predecessor, the Division of Slum Clearance and Urban Redevelopment, or to a Regional Office of the Housing and Home Finance Agency, in connection with any project under the Title I program? Yes No
2. If the answer to the above question is "Yes", the remainder of this Section G is not applicable to the Local Public Agency and should be disregarded.
3. If the Local Public Agency is (a) a public housing authority or public housing agency, or (b) a redevelopment agency, a redevelopment commission, or other special type of redevelopment entity (and if the answer under Paragraph 1 above is "No"), submit herewith two copies of a transcript of the organization of the Local Public Agency.

Each copy of the transcript of organization should include one certified copy of each document necessary to evidence, under applicable State and local law, the proper establishment and organization of the Local Public Agency, the appointment and qualification of the members of the original governing body, the holding of the original organization meeting, the election or appointment of the original officers, and the adoption of by-laws or other procedural regulations. Illustrative of the type of documents required to be submitted are the following which under certain State and local laws are necessary for the preparation of the two transcripts of organization:

- (a) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or appropriate political subdivision at which the resolutions or ordinances authorizing the creation, designation, and organization of the Local Public Agency were considered and adopted, including, if appropriate, copies of notices of such meetings and waivers of and consents to such meetings;
- (b) Two certified copies of the certificate of necessity or certificate of incorporation or similar document issued by the State Housing Board or Commission, the State Corporation Commission, or other public body or official as may be required by applicable law;
- (c) Two certified copies of each certificate of appointment, by the mayor or other appropriate appointing officer of the Municipality, of each of the original members of the governing body of the Local Public Agency, with an appropriate certification that the said certificates of appointment are on file and of record in the office of the certifying officer;
- (d) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or other appropriate political subdivision at which the appointment of each of the original members of the governing body of the Local Public Agency was confirmed or approved, where such confirmation or approval is required by applicable law;

G. Organization Transcript (Continued)

- (e) Two certified copies of the certificate of approval of the appointments of each of the original members of the governing body of the Local Public Agency issued by the State Housing Board, Commission, or similar public body, if required by applicable law;
- (f) Two certified copies of the oath of office or acceptance of appointment, if required by law, of each original appointee to the governing body of the Local Public Agency;
- (g) Two certified copies of extracts from the minutes of the organization meeting or meetings of the Local Public Agency at which the original by-laws and official seal were adopted, officers were elected, and other proceedings relating to the organization of the Local Public Agency were taken, including copies of notices of such meetings and of the waivers of and consent to such meetings;
- (h) Two certified copies of the by-laws of the Local Public Agency as originally adopted, if not included within the above-mentioned minutes of the organization meeting; and
- (i) Two certified copies of each amendment or change in the by-laws of the Local Public Agency to the date of the submission of the organization transcript, including certified extracts from the minutes of the proceedings of the governing body of the Local Public Agency and other documents, if any, necessary to evidence the proper adoption of any such amendments or changes.

OPINION OF COUNSEL

I, the undersigned, DO HEREBY CERTIFY that I am the duly appointed and acting attorney at law for the Local Public Agency named in the Application to which this opinion appertains; that I have been authorized to submit the foregoing Legal Information in behalf of said Local Public Agency; and that such Legal Information is true and correct to the best of my knowledge and information.

I have reviewed such Application, dated April, 1966, and approved by the Local Public Agency on April 19, 1966, including particularly the data and information relating to (a) the size and character of the proposed urban renewal area, (b) the proposed project for which surveys and plans are to be prepared, (c) the activities to be undertaken by the Local Public Agency in surveying and planning the proposed project, and (d) the proposed method of financing the project.

I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, finance, and carry out the ~~surveys, exacti-~~
~~ties, ~~surveys, exacti-~~~~ described in such Application for which it seeks ~~surveys, exacti-~~
~~ties, ~~surveys, exacti-~~~~ under Title I of the Housing Act of 1949, as amended. a Contract for Loan and Grant

I am of the further opinion, on the basis of the data and information submitted in support of the Application:

(a) that the proposed urban renewal area is a slum, blighted, deteriorated, or deteriorating area within the meaning of such Federal law and that it meets the requirements of State law, particularly Section 17 of N.J. Redevelopment Agencies Law, for undertaking the proposed urban renewal project; and

(b) that such portion of the urban renewal area which is proposed for slum clearance and redevelopment is

clearly predominantly residential in character.
 not clearly predominantly residential in character.
 not predominantly residential in character but containing a substantial number of slum or blighted dwellings.

Dated this 3rd day of May, 1966.

HAROLD KRIEGER

(Type or Print Name)


(Signature)

921 Bergen Avenue, Jersey City, N.J.

(Address)

KRIEGER, CHODASH AND POLITAN
COUNSELLORS AT LAW

SUITE 1031
921 BERGEN AVENUE
JERSEY CITY, N. J. 07306

(201) OL 3-2925

HAROLD KRIEGER
BENJAMIN H. CHODASH
NICHOLAS H. POLITAN
JOHN J. CARLIN
JOSEPH G. LIEBMAN

OPINION OF LOCAL PUBLIC AGENCY COUNSEL
RESPECTING PART I OF AMENDATORY APPLICATION

Mr. Charles C. Nathanson, Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey 07306

May 3, 1966

Re: Amendatory Application for Loan and Grant
Henderson Street Urban Renewal Project
Project No. N.J. R-13
Jersey City, New Jersey

Dear Mr. Nathanson:

I am an attorney-at-law admitted to practice in the State of New Jersey. As counsel for the Jersey City Redevelopment Agency (hereinafter called the "Local Public Agency") in the above identified project, my opinion, including certain factual statements requested by the Department of Housing and Urban Development, is as follows:

1. I have reviewed the Legal Information submitted on HHFA Form H-6103A as part of the Amendatory Application for Loan and Grant-Part I of said Local Public Agency, dated April, 1966; I have made an examination of applicable State law and am of the opinion that since the date of the submission of said Legal Information, there has not been any court decision, statutory or constitutional enactment, or any revision or amendment of any state or local law requiring any change or supplementation of the Legal Information submitted as aforesaid, and that the said Legal Information as of the date of this opinion is, to the best of my knowledge and belief, true and correct
2. I have reviewed the Amendatory Application for Loan and Grant dated April, 1966 and approved by the Local Public Agency on April 19, 1966 for Project No. N.J. R-13, including the data and information relating to:

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BENJAMIN H. CHODASH
NICHOLAS H. POLITAN
JOHN J. CARLIN
JOSEPH G. LIEBMAN

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921 BERGEN AVENUE
JERSEY CITY, N. J. 07306

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- a. the size and character of the proposed project area,
- b. the proposed project,
- c. the activities to be undertaken by the Local Public Agency in carrying out the proposed project, and
- d. the proposed method of financing the project.

3. To the best of my knowledge, there is no pending or threatened litigation of any kind concerning said project.
4. I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting body having the legal power to undertake, carry out and finance the project and project activities described in the amendatory application in the manner set forth therein after completion of the following actions:
 - a. Execution of the Proposed Cooperation Agreement.
 - b. Resolution of the Municipal Council of the City of Jersey City authorizing the Mayor to execute a Cooperation Agreement.
 - c. Public Hearing relative to determination of blight in the area (previously submitted).
 - d. Resolution of the Planning Board of the City of Jersey City determining area to be blighted (previously submitted).
 - e. Resolution of the Governing Body of the City of Jersey City determining area to be blighted. (previously submitted).
 - f. Resolution of the Planning Board of the City of Jersey City approving the Urban Renewal Plan.

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- g. Resolution of the Planning Board approving the vacation of certain streets and the revised right-of-way traffic circulation system.
- h. Resolution of the Governing Body of the City of Jersey City approving the vacation of certain streets, and the revised right-of-way traffic circulation system.

5. I am of the further opinion, on the basis of the data and information submitted in support of the amendatory application:

- a. That the proposed project area meets the requirements of State Law, particularly Section 55C of Title I of New Jersey Statutes, for undertaking the proposed project activities and carrying out the proposed project therein.
- b. That the proposed project area is within the meaning of Section 110(c) of Title I of the Housing Act of 1949, as amended, a predominantly residential built-up area.
- c. That the project and project activities described in the amendatory application are consistent with the Urban Renewal Plan which has been prepared for the proposed project area.

✓ Harold Krieger
HAROLD KRIEGER,
Attorney

HK/ar

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**OPINION OF LOCAL PUBLIC AGENCY COUNSEL
RESPECTING URBAN RENEWAL PLAN TO ACCOMPANY
PART I OF AMENDATORY APPLICATION.**

Mr. Charles C. Nathanson
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey 07306

May 3, 1966

Re: Urban Renewal Plan for
Henderson Street Urban Renewal Project
Project No. N.J. R-13
Jersey City, New Jersey

Dear Mr. Nathanson:

I am an attorney-at-law admitted to practice in the State of New Jersey. As counsel for the Jersey City Redevelopment Agency (hereinafter called the "Local Public Agency") in the above identified project, my opinion, including factual statements requested by the Department of Housing and Urban Development, is as follows:

1. I have examined the Urban Renewal Plan prepared by the Jersey City Redevelopment Agency, relating to the Henderson Street Project in the City of Jersey City, County of Hudson, State of New Jersey (hereinafter called the "Plan"), which Plan is more specifically identified as follows:

A mimeographed document dated April, 1966 entitled "Henderson Street Urban Renewal Plan", consisting of fifteen (15) pages and three (3) exhibits, for the Project Area in the aforementioned project.

2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the Municipal Council of the City of Jersey City and by no other public bodies or officials will be a valid Plan, meeting all the requirements

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of State and local law and Title I of the Housing Act of 1949, as amended. The Plan is reasonably clear, definite, and unambiguous, and does not provide for any illegal discriminatory action, or illegal preferential action or requirement.

3. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency and conforms to all legal requirements pertaining to the eligibility of such area for the above-identified project; and such area, under State and local law is legally eligible and appropriate for the redevelopment, conservation and rehabilitation activities contemplated under the Plan.
4. (a) The Plan includes all the provisions, drawings, maps, documents, and other items required to be included pursuant to State or local law and the applicable requirements of Section 110(b) of said Housing Act.
(b) The Plan includes appropriate provisions describing the real property which the Local Public Agency is to acquire and that which it is not to acquire, and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the Project Area described in the Plan.
(c) The Plan is sufficiently complete to permit a determination to be made as to whether it conforms to the general plan of the community as a whole and to indicate its relationship to definite local objectives respecting appropriate land uses, improved traffic, improved public transportation, improved public utilities, and improved recreational and community facilities in the City of Jersey City.
(d) The provisions in the Plan respecting land uses, building requirements and densities, land coverage, and other features in the Plan are in accord with State and

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local law and the requirements of Section 110(b) of said Housing Act.

(e) The provisions in the Plan for the vacation and dedication of streets, parkways, and other public ways and for changes in zoning or building codes and regulations are in accord with State and local law, and the controls in the Plan respecting the future use of the Project Area described therein are reasonably clear and legally effective.

(f) The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate.

5. To my knowledge, there is no pending or threatened litigation of any kind concerning the Plan.

HK/ar


HAROLD KRIEGER



COMMISSIONERS

ALBERT A. FIORE
CHAIRMAN
DAVID A. DINEEN
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WALTER G. SCOTT
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EXECUTIVE

CHARLES C. NATHANSON
EXECUTIVE DIRECTOR
HAROLD KRIEGER
GENERAL COUNSEL

JERSEY CITY REDEVELOPMENT AGENCY

611 SUMMIT AVENUE - JERSEY CITY, N. J. 07306

OLDFIELD 6-0517

January 20, 1966

Mr. Charles C. Nathanson,
Executive Director,
Jersey City Redevelopment Agency,
611 Summit Avenue,
Jersey City, N.J. 07306

Re: Henderson Street Urban Renewal
Project: Utility Distribution
Lines

Dear Mr. Nathanson:

In response to your letter of January 17, 1966, requesting a legal opinion as to whether the Jersey City Redevelopment Agency, or a public utility, must bear the cost of relocation or installation of a utility line, and what percentage of the cost each must bear, I am submitting the following legal opinion:

The Jersey City Redevelopment Agency must bear the entire cost and expense of relocation and installation. The answer to this problem is clearly governed by R.S.40:55C-23 and R.S.40:55C-24 of the Revised Statutes of New Jersey. R.S.40:55C-23 states in part that if a redevelopment agency shall undertake a project, and as a part of the project any property owned or used by a public utility shall be relocated or removed, the cost and expense of relocation or removal of such property, including the cost of installing or replacing such property in a new location, shall be paid by the Agency, and shall be included in the cost of the project. Included also in those costs are the costs of any lands, or any rights or interests in lands, and any other rights acquired less the costs for same of the public utility paid by the Agency to the utility for the removal or relocation.

This Statute has changed the common law as reported in Port of New York Authority v. Hackensack Water Company, 41 N.J. 90, 195 A. 2d, 195, 1963. That case recognized, however, the right

Mr. Charles C. Nathanson,
Executive Director,
Jersey City Redevel. Agcy.

2.

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of the Legislature to decree that an Agency may be burdened with the expenses involved in relocating or removing a public utility.

R.S.40:55C-24 states in part that all agreements between the Agency and a developer for the undertaking of a project shall include and be deemed to include, even though omitted in agreement by the redeveloper that he shall pay for the costs mentioned in R.S.40:55C-23 and shall be included in the costs of the project or work.

In summary, the project costs must include compensation in full to the utility company for the actual cost of relocation or installation of utility lines. The utility companies are not obligated to pay any of the costs of removal or relocation.

Respectfully yours,

YIL:rc

Charles C. Nathanson

PROPOSED

COOPERATION AGREEMENT

HENDERSON STREET PROJECT

THIS COOPERATION AGREEMENT entered into as of the day of , 1966, by and between the CITY OF JERSEY CITY, hereinafter designated and referred to as the "City" and the JERSEY CITY REDEVELOPMENT AGENCY, hereinafter designated and referred to as the "Agency",

WITNESSETH THAT:

WHEREAS under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of the Department of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS it is provided in such Act that contracts for financial aid thereunder require that the Urban Renewal Plan for the respective project area be approved by the Governing Body of the locality in which the project is situated and that such approval include findings by the Governing Body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford the maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS pursuant to the Redevelopment Agencies Law as Amended and Supplemented of the State of New Jersey Sections 40:55C-1 et seq. The municipality of the City of Jersey City is

authorized to enter into agreements with and make contributions to the Redevelopment Agency; and

WHEREAS the Jersey City Redevelopment Agency with the cooperation of the City of Jersey City has undertaken and proposes to continue to undertake, develop and carry out an Urban Renewal Project known as the Henderson Street Urban Renewal Project, N.J. R-13, the redevelopment area whereof is described as follows and hereinafter designated as the "Project".

BEGINNING at the intersection of the west line of Grove Street and the north line of Ninth Street; thence easterly along the north line of Ninth Street to the east line of Henderson Street; thence southerly along the east line of Henderson Street to the south line of Second Street; thence westerly along the south line of Second Street to the west line of Grove Street; thence northerly along the west line of Grove Street to the north line of Ninth Street and the point and place of BEGINNING.

Properties to be excluded from the Project Area are as follows:

Lot M, Block 212 - Pennsylvania Railroad,
Right-of-Way

Lot H, Block 212 - Pennsylvania Railroad,
Right-of-Way

Property not to be acquired is as follows:

Lot X2, Block 214 - Private High School.

WHEREAS the Planning Board of the City of Jersey City, which is the duly designated and acting official planning body for the locality, submitted to the Governing Body its report and recommendations respecting the Henderson Street Urban Renewal Plan for the Project Area dated November, 1958, and consisting of eight pages, one exhibit, and nine maps made a part thereof.

WHEREAS on January 15, 1959 the Jersey City Planning Board declared the Henderson Street Urban Renewal Project area as "blighted" in accordance with the requirements of appropriate Federal and State statutes; and

WHEREAS on February 2, 1960 the Board of Commissioners of the City of Jersey City, by resolution, unanimously proved, found and determined that the Henderson Street Urban Renewal Project is a blighted area and qualifies as an eligible project under Chapter 187 of the Laws of 1949 as amended; and

WHEREAS on February 8, 1960 the Jersey City Planning Board approved the Redevelopment Plan for the Henderson Street Urban Renewal Project area as prepared and presented by the Jersey City Redevelopment Agency; and

WHEREAS on March 1, 1960 the Board of Commissioners of Jersey City did approve and adopt Ordinance No. K-1702 which approved the Urban Renewal Plan for the Henderson Street Urban Renewal Project as proposed by the Jersey City Redevelopment Agency; and

WHEREAS the City intends to provide financial aid and cooperate with the Agency by making local grants-in-aid required under said Title I of the Housing Act of 1949, as amended; and

WHEREAS the Agency has made an amendatory application to the Secretary of the Department of Housing and Urban Development for loan and capital grant funds for the said project; and pursuant to such amendatory application, the Agency proposes to enter into

a Loan and Grant Contract with the Secretary of the Department of Housing and Urban Development for Federal financial assistance under Title I of the Housing Act of 1949, as amended, for the purpose of carrying out the said Project; and

WHEREAS as a prerequisite to said Loan and Grant Contract, the Secretary of the Department of Housing and Urban Development requires assurance of cooperation on the part of the City that local grants-in-aid will be provided equal to one-third of the net cost of the Project; and

WHEREAS the City will be required to furnish grants-in-aid as hereinafter estimated; and

WHEREAS the Jersey City Redevelopment Agency has requested the City of Jersey City to enter into a cooperation agreement for the purpose of carrying out said Henderson Street Urban Renewal Project, N.J. R-13.

NOW, THEREFORE, in consideration of the benefits to accrue to the City of Jersey City and its citizens from the said Project and of the mutual covenants hereinafter set forth, the City of Jersey City and the Jersey City Redevelopment Agency hereby agree as follows:

1. As hereinafter provided, the City of Jersey City will convey all of its land and property within the confines of the Project Area to the Agency and shall be credited for a sum mutually agreeable to the City and the Agency as a non-cash grant-in-aid, which sum is presently estimated.

2. The City of Jersey City will convey to the Agency for acquisition the urban renewal parcels numbered 2-2, 2-10, 3-1, 3-10, 4-11, 4-15, 5-4, 6-3, 6-24, 6-41, and 8-26 lying within the Henderson Street Project Area and consisting of 24,803 square feet and which value is presently estimated to amount to . This shall be credited to the City as a non-cash grant-in-aid.
3. The City will pay to the Agency in cash, the difference between the sum or portions of the improvements and facilities which are being credited to the City's account herein and the total obligation of one-third of the Net Project Cost, which payment is now estimated to be \$. Payment is to be made within ninety (90) days after the signing of an Amended Loan and Grant Contract by the Agency.
4. The City, in accordance with said Redevelopment Plan, at no cost or expense to the Agency, will upon petition by the Agency, vacate streets and other public ways as designated in said Plan. The City shall take other such lawful actions as may be deemed by the City and the Agency to be necessary or desirable in connection with the undertaking of the Project.

5. Any sums payable hereunder by either party to the other shall not bear any interest.
6. This agreement may be amended from time to time by mutual agreement of the parties hereto, subject to the approval of the Department of Housing and Urban Development.
7. It is understood and agreed that the obligation hereunder, is to make cash or non-cash grant-in-aid in a total amount equal to one-third of the total actual net cost of the Project, and that amounts payable by the City to the Agency as hereinabove set forth are based on estimates, and that if the total actual net cost of the Project (as determined by the Agency, in accordance with its contract with the Federal Government) is greater or less than the total estimated net cost of the Project the amount of the contributions to be made by the City to the Agency shall be proportionately adjusted, and in no case shall the City's share be less than one-third of the actual net project cost.
8. It is understood and agreed that the City will pay those costs incurred by the Agency during the conduct of this Project which are related, proper and necessary to the conduct of the Project but are determined after audit of the records of the Agency by the Urban Renewal Administration to be ineligible expenditures

under the strict conditions and standards of the
Department of Housing and Urban Development's Title
I program.

1. It is understood and agreed that the City of Jersey City will pay to the Jersey City Redevelopment Agency the ineligible portion of any project improvements on or before the date of execution of any contracts for the construction or installation of these improvements.

RESOLUTION OF THE MUNICIPAL COUNCIL
OF THE CITY OF JERSEY CITY AUTHORIZING
MAYOR THOMAS J. WHELAN TO EXECUTE A
COOPERATION AGREEMENT FOR THE HENDERSON
STREET URBAN RENEWAL PROJECT.

WHEREAS under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of the Department of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS it is provided in such Act that contracts for financial aid thereunder require that the Urban Renewal Plan for the respective Project Area be approved by the Governing Body of the Locality in which the project is situated and that such approval include findings by the Governing Body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford the maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS the Jersey City Redevelopment Agency, with the cooperation of the City of Jersey City proposes to undertake, develop and carry out an Urban Renewal Project known as the Henderson Street Urban Renewal Project, N.J. R-13, the redevelopment area whereof is described as follows and hereinafter designated as the "Project".

BEGINNING at the intersection of the west line of Grove Street and the north line of Ninth Street; thence easterly along the north line of Ninth Street to the east line of Henderson Street; thence southerly along the east line of Henderson Street to the south line of Second Street; thence westerly along the south line of Second Street to the west line of Grove Street; thence northerly along the west line of Grove Street to the north line of Ninth Street and the point and place of BEGINNING.

Properties to be excluded from the Project Area are as follows:

Lot M, Block 212 - Pennsylvania Railroad - Right-of-Way
Lot H, Block 212 - Pennsylvania Railroad - Right-of-Way

Property not to be acquired is as follows:

Lot X2, Block 214 - Private High School.

WHEREAS the Jersey City Planning Board declared the Henderson Street Urban Renewal Project Area as "blighted" in accordance with the requirements of appropriate Federal and State Statutes; and

WHEREAS on March 1, 1960 the Board of Commissioners of the City/Jersey City, by resolution, unanimously proved, found and determined that the Henderson Street Urban Renewal Project is a blighted area and qualifies as an eligible project under Chapter 187 of the Laws of 1949, as amended; and

WHEREAS on 1966, the Jersey City Planning Board approved the Urban Renewal Plan for the Henderson Street Urban Renewal Project Area as prepared and presented by the Jersey City Redevelopment Agency; and

WHEREAS on , 1966 the Municipal Council of the City of Jersey City did approve and adopt an Ordinance which

approved the Urban Renewal Plan for the Henderson Street Urban Renewal Project as proposed by the Jersey City Redevelopment Agency; and

WHEREAS Federal financial assistance will be provided under and by virtue of the provisions of Title I of the Housing Act of 1949, as amended; and

WHEREAS the City will also provide financial aid and cooperate with the Agency by making local grants-in-aid required under said Title I of the Housing Act of 1949, as amended; and

WHEREAS the Agency has made an amendatory application to the Department of Housing and Urban Development for loan and capital grant funds for the said Project; and pursuant to such amendatory application, the Agency proposes to enter into a loan and grant contract with the Secretary of the Department of Housing and Urban Development for Federal financial assistance under Title I of the Housing Act of 1949, as amended, for the purpose of carrying out said Project; and

WHEREAS as a prerequisite to said Loan and Grant Contract, the Secretary of the Department of Housing and Urban Development requires assurance of cooperation on the part of the City that local grants-in-aid will be provided equal to one-third to the net cost of the Project; and

WHEREAS the City will be required to furnish grants-in-aid as hereinafter estimated, and that such cash grants-in-aid are estimated at \$; and

WHEREAS the Jersey City Redevelopment Agency has requested the City of Jersey City to enter into a Cooperation Agreement for the purpose of carrying out said Henderson Street Urban Renewal Project, N.J. R-13.

NOW, THEREFORE, BE IT RESOLVED, That Mayor Thomas J. Whelan is authorized and directed to enter into a Cooperation Agreement on behalf of the City of Jersey City with the Redevelopment Agency of the City of Jersey City providing for the additional local one-third City share of the actual net cost of the Henderson Street Urban Renewal Project (N.J. R-13) and by which Cooperation Agreement the City of Jersey City agrees to pay to the Redevelopment Agency of the City of Jersey City the ineligible portion of any project improvements on or before the date of execution of any contracts for the construction or installation of these improvements in accordance with the amended loan and grant contract with the Urban Renewal Administration of the Department of Housing and Urban Development.

TECHNICAL STAFF

Redevelopment Agency

Marvin Grey, Project Manager
Chester H. Schneider, Fiscal Officer
Nelam L. Hill, Relocation Officer
Gerald L. Singer, Project Associate
Rodney J. Spence, Project Associate

HENDERSON STREET URBAN RENEWAL PROJECT

Project No. N.J. R-13

James T. Halter, Graphics

FINAL PROJECT REPORT

Gerald F. Gildea, Production

PART I

of

Division of Planning

AMENDATORY APPLICATION

Robert G. Emerson, Assistant
Director

for

Harold Weber, Chief of
Development Programs

LOAN AND GRANT

April, 1966

Acknowledgment is made of the
cooperation of various City offices,
in particular the
Department of Public Works,
Phillip W. Kunz, Director